

**Edward and Ella Lee Burtis House**  
**AA-595**  
**20-22 Market Space**  
**Annapolis, Anne Arundel County, Maryland**  
**Between 1821 and 1844**  
**Private**

The Federal-style brick building at 22 Market Space was constructed in the early nineteenth century, sometime between 1821, during the ownership of James Williams (II), and 1844, when merchant James Hyde transferred the property to his daughter. Between 1885 and 1891, when the building was used as a boarding house by Elizabeth Thompson, the abutting two-story building at 20 Market Space was erected for use as a grocery store to supplement the family's income. Edward and Ella Lee Burtis, who inherited the property in 1896, lived at 20-22 Market Space during their notable tenures as Master and Mistress of the Annapolis City Market. Used as a store since the early 1940s and a restaurant since 1968, the buildings (which now read as one structure) have been owned by members of the Thompson-Burtis-Powell family since 1888. Following a renovation of the façades that included removal of the commercial storefronts, 20-22 Market Space, along with the adjoining building at 24 Market Space (AA-2397), now serve as The Federal House Bar & Grille. The history of the property at 20-22 Market Space began in the late seventeenth century as part of the Ship Carpenters Lot. With the development and increasing importance of the Annapolis dock and market area, the property at 20-22 and 24 Market Space was divided about 1762 by business partners Horatio Samuel Middleton and Richard Maccubbin. Both parcels were improved by commercial stores that prospered in the late eighteenth and early nineteenth centuries. The first building at 22 Market Space was home to the Thomas Charles Williams Company, which was involved in the Annapolis Tea Party and burning of the *Peggy Stewart* in October 1774.

The two-and-a-half-story building is three bays wide, with a façade constructed of brick laid in stretcher bond because of alterations (application circa 1918 and subsequent removal of a storefront). Interior renovations have exposed the structure, revealing it is five-course American-bond brick. The party wall between 22 and 24 Market Space has Flemish-bond brick, three-course American-bond brick, and six-course American-bond brick; this wall, which has been altered and reconstructed, may in part date from the late eighteenth century. The solid masonry foundation is not visible. The building is covered by a side gable roof of standing seam metal with a cavetto-molded cornice. It has a tall interior brick chimney and two front gable dormers. The form, massing, restored window openings, and entry with transom and ornate wrought-iron balustrade set on granite steps reflect the Federal-style influences popular when the building was constructed.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. AA-595

### 1. Name of Property (indicate preferred name)

historic Edward and Ella Lee Burtis House

other

### 2. Location

street and number 20-22 Market Space not for publication

city, town Annapolis vicinity

county Anne Arundel

### 3. Owner of Property (give names and mailing addresses of all owners)

name Mary E. and William R. Powell

street and number PO Box 653 telephone

city, town Annapolis state MD zip code 21404

### 4. Location of Legal Description

courthouse, registry of deeds, etc. Anne Arundel County Courthouse liber 7911 folio 341

city, town Annapolis tax map 52A tax parcel 985 tax ID number 90002601

### 5. Primary Location of Additional Data

- ☒ Contributing Resource in National Register District  
☒ Contributing Resource in Local Historic District  
☐ Determined Eligible for the National Register/Maryland Register  
☐ Determined Ineligible for the National Register/Maryland Register  
☒ Recorded by HABS/HAER  
☐ Historic Structure Report or Research Report at MHT  
☐ Other: \_\_\_\_\_

### 6. Classification

Category	Ownership	Current Function	Resource Count
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	Contributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> commerce/trade	Noncontributing
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	1
<input type="checkbox"/> site		<input type="checkbox"/> domestic	
<input type="checkbox"/> object		<input type="checkbox"/> education	
		<input type="checkbox"/> funerary	
		<input type="checkbox"/> government	1
		<input type="checkbox"/> health care	0
		<input type="checkbox"/> industry	Total
		<input type="checkbox"/> landscape	
		<input type="checkbox"/> recreation/culture	
		<input type="checkbox"/> religion	
		<input type="checkbox"/> social	
		<input type="checkbox"/> transportation	
		<input type="checkbox"/> work in progress	
		<input type="checkbox"/> unknown	
		<input type="checkbox"/> vacant/not in use	
		<input type="checkbox"/> other:	
			Number of Contributing Resources previously listed in the Inventory
			1

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## 7. Description

Inventory No. AA-595

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### Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input checked="" type="checkbox"/> altered

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Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

### Summary Description

The two-and-a-half-story building at 22 Market Space was erected sometime between 1821 and 1844 as a single-family dwelling. Its transition into commercial use began with the construction of the narrow addition on the northeast elevation at what is now 20 Market Space between 1885 and 1891. The building plus one-bay wide addition were used exclusively as commercial space by the late 1960s; it has been the Federal House Bar and Grille since 1985. The building is three bays wide, with a façade constructed of brick laid in stretcher bond because of alterations (application circa 1918 and subsequent removal of a storefront). Interior renovations have exposed the structure, revealing it is five-course American-bond brick. The party wall between 22 and 24 Market Space has Flemish-bond brick, three-course American-bond brick, and six-course American-bond brick; this wall, which has been altered and reconstructed, may in part date from the late eighteenth century (see AA-2397, 24 Market Space). The solid masonry foundation is not visible. The building is covered by a side gable roof of standing seam metal with a cavetto-molded cornice. It has a tall interior brick chimney and two front gable dormers. The form, massing, restored window openings, and entry with transom and ornate wrought-iron balustrade set on granite steps reflect the Federal-style influences popular when the building was constructed.

### Site Description

The building at 20-22 Market Space is located on the northwest side of the street, just east of its intersection with Fleet Street. Front-in parking edges the property on its southeast side, which is marked by a brick-paved sidewalk. The building is flanked by commercial buildings. The two-story building at 20 Market Space, constructed in the late nineteenth century, was built as a commercial store. It subsequently became additional living space for 22 Market Space and the two buildings are open on the interior. The two-story building at 18 Market Space (AA-1818) was constructed on the northeast elevation of 20 Market Space circa 1901. The abutting building at 24 Market Space was constructed circa 1954, replacing a late-eighteenth-century building that rose three stories in height. The brick building at 24 Market Space was constructed with two commercial stores, but subsequently altered in 1985 to provide additional space for the expanding restaurant at 20-22 Market Space. Concrete block and brick additions run the full width of the property along its rear elevation fronting Jarboe Alley. A tall wooden fence, now overtaken by ivy, secures the north corner of the property. Although a gate was not visible, a concrete paved walkway runs from the rear of the main block to the north corner of the property.

### Detailed Description

#### 22 Market Space

The former dwelling at 22 Market Space is set on a solid masonry foundation and constructed of brick laid in five-course American bond. The exposed brickwork of the façade indicates it was originally constructed of brick laid in Flemish bond, but from the exterior is now laid in stretcher-bond due to repairs and rehabilitations.

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The party wall between 22 and 24 Market Space may retain portions of the three-story brick structure that stood at 24 Market Space from the late eighteenth century through the mid-twentieth century. The bonding, visible on the interior of 22 Market Space, includes Flemish, three-course American, and six-course American. The building is covered by a side gable roof of standing seam metal with a boxed cornice of wood with fillet and cavetto moldings. Just below the overhanging cornice are ten square tie rods. A wide brick chimney now covered in stucco projects from the interior end of the northeast elevation. The chimney has a corbeled cap and two pots (material not discernible). Two elongated dormers with front gable roofs rise from the southeastern slope of the roof over the façade. The dormers have metal sheets on the cheeks and standing seam metal roofs. Originally holding double-hung windows, the segmentally arched openings now have fixed one-light windows with false muntins that create twelve panes. The dormers have narrow wood sills and square-edged surrounds with an interior torus molding. Despite alterations to the façade, the building continues to reflect the Federal style, especially at the main entry.

Divided into three bays, the façade is symmetrically fenestrated with a single-leaf entry and double-hung window openings. The main entry for the restaurant, which includes 20-22-24 Market Space, is located in the southern end bay. The semicircular arched opening is set deeply within the brick wall. It is reached by two granite steps and large granite sill. The steps are framed by ornate wrought-iron balustrades with the woven wire pattern of a Greek harp framed on all four sides by triangles flanking a circle. The two newel posts incorporate a fret design at the base, with four metal bands running upward to form a scroll at the top. The newel caps are created by four scrolled bands supporting a brass ball. Historic images indicate the steps and flanking balustrades are original.<sup>1</sup> The entry opening has paneled wood reveals with a rounded bead; the reveals are ten-and-three-quarter inches deep. The semicircular arched transom is framed by soldier bricks. The fixed transom light is leaded glass with a fleur-de-lis and ribbon motif in frosted glass. The wood replacement door has nine fixed lights set over two vertical panels. It has brass hardware. Metal frame box lights flank the opening.

The first-story window openings are elongated. The result of the 1985 renovation, the window openings have 9/9, double-hung, wood sash with header brick sills, square-edged surrounds with torus molding, and jack arches composed of soldier bricks. The second story has 6/6, double-hung, wood-sash windows of standard size. The openings have wood sills, narrow torus-molded surrounds, lug wood lintels, and ghosting of hinges for operable shutters. A large sign has been affixed to the façade between the first and second stories. The wood sign reads "The Federal House Bar & Grille, est. 1830." Spot lights have been placed under each of the second-story window openings to illuminate the sign.

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<sup>1</sup> See Marion E. Warren and Mame Warren, *The Train's Done Been and Gone*, (Annapolis, Maryland: M.E. Warren, 1976), 32 and 34.



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Visible from the street, the upper gable end of the northeast elevation has no discernible fenestration. The exposed brick structure on the interior reveals an infilled (covered with stucco) window opening in the upper gable end. The main block's rear elevation, visible from the third floor of 14 Market Space (AA-593), is fully obscured by rear additions. The upper gable end of the southwest elevation is largely hidden by the abutting building at 24 Market Space. However, the stucco finish and lack of fenestration are apparent; a small louvered vent pierces the gable end. Ghosting of an entry opening at the center of the second floor is noted in the brickwork on the interior of the building. This opening is now infilled with reused bricks set in no particular bonding pattern.

The northwestern slope of the building's side gable roof has been altered by the construction of a wood-frame addition. Rising from the roof's slope, the addition is constructed of T-111 and has a shed roof. The covering of the roof appears to be standing seam metal but may be a built-up composite material. No fenestration was apparent. A pyramidal skylight rises from the shed roof of the addition. It is constructed of wood frame and appears to be clad in painted plywood.

The two-story addition extending from the northwest elevation of the main block has a flat roof of built-up composite material. The addition is brick laid in five-course American bond. Substantially covered by ivy, the addition is not clearly visible. A segmentally arched window opening is located in the easternmost end bay of the addition's northwest elevation. This first-story opening, now infilled with concrete blocks, has a two-coursed arch of rowlock bricks. A single-leaf entry opening may pierce the center of the northeast elevation; however this wall was not fully visible from the public right-of-way and was not accessible on the interior.

### 20 Market Space

The infill building at 20 Market Space was constructed sometime in the years between 1885 and 1891 as a commercial building. The resulting alterations undertaken in the mid-1980s have resulted in the present configuration of the façade. The façade is set back one inch from the façade of 22 Market Space. It is constructed of brick laid in stretcher-bond that has been painted to show the association of the three buildings. The interior party wall shared by 18 Market Space (ca. 1901) and 20 Market Space is brick laid in Flemish bond. This wall appears to predate both structures. Set on a solid masonry foundation (not visible), the building is one bay wide with a flat roof of built-up composite material. Overhanging the façade is a shallow side gable roof, much like a false mansard. It is covered in standing seam metal and has a boxed cornice with a fillet profile.

The first story of the façade holds a large picture window marked by twenty-four fixed lights. The opening stretches nearly the full width of the façade. It has a narrow wood sill, five-and-one-quarter-inch wide square-edged surrounds, and large canvas awning. The second story is pierced by two wide single window openings

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that hold 6/6, double-hung, wood sash. The openings have wood sills and are recessed into the wall with plain reveals and narrow square-edged surrounds. Each opening is covered by a large canvas awning.

The rear elevation is obscured by a brick addition in the western bays. The visible eastern bay has a one-story addition that appears to house kitchen equipment (possibly a refrigerated structure). A single 1/1, double-hung, wood-sash window marks the eastern end bay of the second story, which is covered in tar paper and plywood. It has a slightly overhanging boxed cornice with metal gutter.

### **Interior Description**

The interior of the buildings at 20-22 Market Space have been joined since about 1930 when the dividing party wall was pierced by a single entry opening (see Sanborn Fire Insurance maps, 1921 and 1930). In 1968, the dividing wall appears to have been removed and the two buildings opened on the interior to create one large room. In 1985, the interior was redesigned based on the plans of Lawson Design Corporation to its current configuration. Moreover, the buildings were joined on the interior with 24 Market Space by three semicircular arched openings in the brick party wall.

The first floor of 20-22 Market Space includes the main entry with vestibule, bar with seating area, and quarter-turn stair to the second floor. The primary dining area is located on the first floor of 24 Market Space, while the kitchen is located in the rear addition. The first floor of 20-22 Market Space is open to the second floor within the main block, thus exposing the brick structure and roof framing. The second floor of the rear addition includes public restrooms and storage area. The second floor of 20 Market Space houses the restaurant's offices and additional storage space.

The bar area of the first floor has a marble tile floor (alternating black and white pattern). Each tile is twelve inches square with a wide black border. The floor is edged by an eight-and-a-half-inch high baseboard with quirk and bolection moldings. The exposed brick walls of the structure have beaded board wainscoting that rises four feet in height from the floor. (Drywall has been added to the lower half of the northwest wall leading to the kitchen.) Matching the main dining area at 24 Market Space, the wainscoting has a three-and-a-half-inch high chair rail with ogee and bolection moldings. The elongated window openings are framed with stepped casing and molded back banding with mitered joints. The surrounds are four-and-three-quarters wide with a three-and-a-half-inch square-edged apron. The rounded sills have four-inch deep shelves. Large posts span the location of the dividing wall between 20 and 22 Market Space. Twenty-six-inches wide, the posts are constructed of brick and have been ornamented with paneled wood. The posts have torus and bolection moldings framing plain wood panels and mirrors. These posts support the second floor of 20 Market Space, which is used as storage and office space.

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An entry vestibule with a rectangular plan is located in the south corner of the main block. The added structure has beaded board wainscoting set below etched glass that is fixed. A wood-framed glass door provides entry into the restaurant from the vestibule. The door, complete with brass hardware, is topped by a leaded glass transom with three square lights framed by smaller rectangular lights. The vestibule, open at the top, has fourteen-inch square ceramic tiles on the floor.

A large quarter-turn stair is located along the southwest side of the room. The freestanding open stair is a wood structure with two circular starter steps. It has two main newels and two landing newels. The square paneled newels are set on plinths and have ball caps. The large balusters are turned, supporting the large molded hand rails. The stair leads to a narrow semicircular arched opening in the western end bay of the main block's northwest elevation.

A large bar has been constructed along the northeast wall, wrapping around to the center of the northwest wall. Rising about three feet high, the wood bar has fluted pilasters flanking recessed panels, a marble counter top, and six-inch wide rail with bolection molding. The first-floor ceiling over the bar is pressed metal. It has an egg-and-dart cornice, stippled filler, and square field plates with a sunburst pattern in the four corners. The location of the second floor in the main block, removed possibly in 1985, is marked by a large wood end joist with square tie rods on the southwest wall. This original feature is balanced visually by the ornate wood entablature (not original) that encircles the walls of the main block. The entablature has an architrave with double bolection molding, very wide plain frieze ornamented with acanthus brackets, and a boxed cornice with ogee moldings at the base and cap. The projecting entablature serves as a shelf for a high-style clock on the northwest wall.

The exposed brick on the interior of the main block reveals not only the bonding of the structure but also openings. The center of the northwest wall, at the second floor, was pierced by an opening. The elongated opening, essentially hidden by a temporary banner and clock, is large enough to have been an entry opening as the brick infill extends downward to the end joist at the level of the second floor. The southwest wall has been pierced by three semicircular arched openings that provide access for patrons to the dining area at 24 Market Space. The second floor is scarred at the center by an entry opening now infilled with randomly placed reused bricks. A wood lintel spans the top of the enclosed opening. Openings for the floor joists, now infilled with brick, mark the location of the third floor of the building that previously stood at 24 Market Space. The southeast wall, overlooking Market Space, retains its window openings on the first and second floors. The openings, difficult to see from the first floor, have wide molded aprons, rounded projecting sills, and molded surrounds. They are framed by operable louvered, interior shutters. The northeast wall at the second floor retains the two projecting brick chimney breasts. The modest fireplace openings have been infilled with brick; their location is clearly marked by the splayed bricks comprising the jack arch. A portion of the jack arch on the northernmost chimney is no longer extant. A wood balustrade with turned balusters and molded rail has been

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placed between the chimney breasts. This balustrade ensures the safety of those persons opening the single-leaf entry on the second floor. This entry opening, presumably dating from the construction of the infill building at 20 Market Space sometime between 1885 and 1891, has three-inch wide square-edged surrounds, an astragal molded architrave, paneled false transom, and ogee-molded cornice cap. It holds an ornate stained glass window set in a wood-framed door. At the meeting of the corbeled chimney stacks in the upper gable end is a window opening. The wide opening has been infilled with brick and covered in stucco.

The visible framing system of the roof includes valley rafters, outriggers, ridgeboard, breast timbers, and summer beams. Drywall has been applied between the valley rafters and upward from the breast timbers. The pyramidal skylight pierces the northwestern slope of the roof, provided natural illumination to the space. Metal L hinges and square tie rods have been added for additional support.

The remaining portion of the second floor of 20-22 Market Space retains no historic materials. The hall, or stairhead onto which the quarter-turn stair leads, has a square plan and provides access to the restrooms, as well as the private dining area on the second floor of 24 Market Space. The hall has fourteen-inch square ceramic tiles. The two public restrooms have one-inch square ceramic tile flooring with a rectangular border. They are secured by flush wood doors. The second floor of the rear addition, reached through 24 Market Space, includes storage space and metal straight-flight stairs to the first floor. The addition has little ornamental detailing because of its use as part of the restaurant's kitchen. It has ceramic tile flooring, rubber baseboards and metal surrounds framing the flush metal doors. The walls and ceiling are covered in drywall. The office is located on the second floor of 20 Market Space, illuminated by the two replacement windows overlooking the Market House (AA-590). It is reached only through the rear addition.



## 8. Significance

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Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> recreation	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> literature	<input type="checkbox"/> social history
	<input type="checkbox"/> community planning	<input type="checkbox"/> exploration/	<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation	<input type="checkbox"/> settlement	<input type="checkbox"/> military	<input type="checkbox"/> other: _____

**Specific dates** 1821-1844; 1885-1891

**Architect/Builder** Unknown

**Construction dates** 1821-1844; 1885-1891

Evaluation for:

☐ National Register

☐ Maryland Register

☒ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

The Federal-style brick building at 22 Market Space was constructed in the early nineteenth century, sometime between 1821, during the ownership of James Williams (II), and 1844, when merchant James Hyde transferred the property to his daughter. Between 1885 and 1891, when the building was used as a boarding house by Elizabeth Thompson, the abutting two-story building at 20 Market Space was erected for use as a grocery store to supplement the family's income. Edward and Ella Lee Burtis, who inherited the property in 1896, lived at 20-22 Market Space during their notable tenures as Master and Mistress of the Annapolis City Market. Used as a store since the early 1940s and a restaurant since 1968, the buildings at 20-22 Market Space have been owned by members of the Thompson-Burtis-Powell family since 1888. Following a renovation of the façades that included removal of the commercial storefronts, the buildings at 20-22 Market Space, along with the adjoining building at 24 Market Space, now serve as The Federal House Bar & Grille. The history of the property at 20-22 Market Space began in the late seventeenth century as part of the Ship Carpenters Lot. With the development and increasing importance of the Annapolis dock and market area, the property at 20-22 and 24 Market Space was divided about 1762 by business partners Horatio Samuel Middleton and Richard Maccubbin. Both parcels were improved by commercial stores that prospered in the late eighteenth and early nineteenth centuries. The first building at 22 Market Space was home to the Thomas Charles Williams Company, which was involved in the Annapolis Tea Party and burning of the *Peggy Stewart* in October 1774.

### HISTORY

#### Ship Carpenters Lot

The property on which 20-22 Market Space stands was set aside by Governor Francis Nicholson about 1696 for "use of such Ship Carpenters as would Inhabit thereon and follow their Trades within this Province."<sup>2</sup> Adjoining the waterfront along the northeast/southeast side, the lot had been a portion of the much larger Governor Nicholson's Garden Lot. The land's specific allocation for use by ship carpenters reflected the "character to the

<sup>2</sup> See "Acts of the General Assembly hitherto unpublished 1694-1698, 1711-1729," Acts of October 1723, chapter 26, volume 38, pages 334-336 (Liber LL, Folio 4).



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life of the community that dominated it for at least a generation.” Historian Edward C. Papenfuse explains further that “while tanyards, for obvious reasons of smell, were built on the periphery of town, shipbuilding was carried on in the very heart of the community, and the dock area was filled with the hulls of ships in progress, a ropewalk, and blockmaker’s shop.”<sup>3</sup>

In June of 1719, the General Assembly of Maryland, which had obtained control of the land with the departure of Nicholson to Virginia, granted use of the Ship Carpenters Lot to Robert Johnson, who was a ship carpenter. The terms of the agreement specifically stated the land was to be used strictly to “carry on the business of a Ship Wright for the Space of Twelve months.” It was described as “a Certain Sand Bank that Intersects a tenement of Land Possest [*sic*] by the said Robert Gordon and the Creek,” with “one hundred and twenty feet of Land along Prince Georges Street at the Upper end of the said Lott with the whole Breadth thereof with the Creek.”<sup>4</sup> Johnson leased the property where he “built two small houses thereon” for five shillings a year; the exact location of the buildings, which are no longer extant, is not known. Fifteen months after the death of Robert Johnson in July 1722, the Ship Carpenters Lot was reclaimed by the General Assembly because his heirs had failed to meet the terms of the 1719 Act. Accordingly, in October 1723, the General Assembly granted the Ship Carpenters Lot to Robert Gordon, an Annapolis merchant. By the time Gordon took possession of the lot, the “Representatives of the s<sup>d</sup> Robert Johnson since his death had Sold & removed one of the s<sup>d</sup> houses from off the ffreehold [*sic*].” The conditions of Gordon’s agreement, including the annual fee of five shillings, were the same as those in the 1719 agreement of Robert Johnson. The agreement stipulated the use of the land not impede the “industry” or “Improvements” and be “for the s<sup>d</sup> Good of the Publick [*sic*].” The 1723 “Act for the Vesting and Settling An Estate of Inheritance...” described the property as “a Sand Bank that intersects a tenement of Land of his [Gordon] & the Creek Between the Bounded Poplar tree Standing on the North East side of Nicholson Cove & another Poplar tree standing on the South side of s<sup>d</sup> Cove that the same Bank lyes [*sic*] without the lines of the s<sup>d</sup> Nicholsons Cove within the Water Mark & not included within any Lot of the City.” In *The Quays of the City*, author Shirley V. Baltz suggests that James Stoddert noted the poplar tree “Standing on the North East side of Nicholson Cove” on his 1718 plan for the City of Annapolis.<sup>5</sup> The illustration of a poplar tree does not appear on the original Stoddert plan or subsequent redrawings until the map was copied by Harry A.H. Ewald in April 1956. However, one of the few original notations on Stoddert’s 1718 plan denotes the southeastern portion of what is now Market Space as a “Ship Carpenters Yard.”

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<sup>3</sup> Edward Papenfuse, *In Pursuit of Profit: The Annapolis Merchants in the Era of the American Revolution, 1763-1805*, (Baltimore, Maryland: The Johns Hopkins University Press, 1975), 11.

<sup>4</sup> See “Acts of the General Assembly hitherto unpublished 1694-1698, 1711-1729,” Acts of October 1723, chapter 26, volume 38, pages 334-336 (Liber LL, Folio 4).

<sup>5</sup> Shirley V. Baltz, *The Quays of the City: An Account of the Bustling Eighteenth Century Port of Annapolis*, (Annapolis, Maryland: The Liberty Tree, Ltd, 1975), 52.

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In May of 1739, Robert Gordon, who was now listed as "Esquire" rather than merchant in land records, sold the western portion of the Ship Carpenters Lot to Elizabeth Bennett, "aforesaid gentlewoman."<sup>6</sup> Gordon retained the remaining portion of the property, which corresponds today with 12-24 Market Space. According to the mortgage agreement, which was held by esquire Richard Bennett of Queen Anne County, the property was described as "all that Lott or portion of the ground called Nicholson's Cove together with the Dwelling House thereon in the Occupation of William Thornton the Storehouse adjoining and all other Improvements and Appurtenances thereunto belonging all Situated and being in Annapolis...." The agreement, which was for £248 sterling, also included five slaves.<sup>7</sup>

In January 1758, Agnes Gordon (daughter and heir of Robert Gordon) sold the western portion of the property to Samuel Horatio Middleton and Richard Maccubbin (later seen as Mackubin).<sup>8</sup> This included what is today 20 through 24 Market Space. The deed documents that at the time of his death Robert Gordon was in possession "of a portion or piece of Land called the Sand Bank Situated lying and being in the City aforesaid on or near to the Dock in the said City...." Gordon had mortgaged the property to Richard Bennett, Esquire; Agnes Gordon repaid the indenture, thus entitling her to sell the property. The deed of sale described the land as "all that aforesaid portion or piece of Land called the Sand Bank or by whatsoever Name or Names the same may have been called...." It ran from the "stake standing at the end of John Andersons [12-18 Market Space]...to a water mark...and back to the beginning containing three thousand eight Hundred and twenty Square feet and one quarter of a foot more or less." The document continued by stating the sale included all improvements to the property. Gordon received £100 sterling for the transaction.

Little is know about Horatio Samuel Middleton, who was more commonly known as Samuel Middleton or Samuel Horatio Middleton. In 1750, he had purchased the nearby property at 2-6 Market Space (AA-1817), which he had previous leased from Elizabeth Bennett. The imposing building Middleton had erected circa 1752 on that property served as his dry goods store and successful tavern known as the "Inn for Seafaring Men." Richard Maccubbin, born in 1716 to John Maccubbin, Jr., was serving as customs inspector at the time he and Middleton purchased the property from Agnes Gordon. He held this prominent position from 1747 to 1758.<sup>9</sup>

Although both men were merchants and appear to have intended to go into business together, Middleton and Mackubin divided the property equally between themselves about 1762. A 1769 deed recounted the agreement that "...made Partition of the said Premises by them Purchased as aforesaid and divided the same by a Plank Partition between them by which the said Richard Maccubbin his Heirs & Assignees was to hold and occupy in Severalty that part of the said premises now or late in the Occupation of Thomas Wilson [24 Market Space] and

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<sup>6</sup> Provincial Court Records, Liber RD 3, Folio 182 (19 May 1739).

<sup>7</sup> Provincial Court Records, Liber RB 2, Folio 311 (10 February 1746).

<sup>8</sup> Provincial Will Records, Liber 30, Folio 770 (1759).

<sup>9</sup> Robert Harry McIntire, *Annapolis Maryland Families*, (Baltimore, Maryland: Gateway Press, Inc., 1980), 441.

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he the said Samuel Horatio Middleton his Heirs & Assignees was to hold & occupy in Severalty that part of the said Premises Adjoining to the said John Anderson Tenement which hath been heretofore occupied by Henry Ward [20-22 Market Space]....<sup>10</sup>

Samuel Middleton appears to have almost immediately conveyed his newly divided portion of the property, selling in January 1763 to Henry Ward. The deed of conveyance, which noted Middleton as "Gentleman," recorded Ward was an Annapolis merchant. The land was simply described as "all that the aforesaid piece or Parcel of Ground so as aforesaid described and which is at the Time of executing those Presents in the Actual Possession of the said Horatio Samuel Middleton together with all and singular the Buildings Improvements Profits Ways Easements Conveniences and Appurtenances whatsoever to the same...."<sup>11</sup> The "aforesaid" description was a recounting of the sale by Gordon to Middleton and Mackubin and their subsequent division of the property. Middleton received £105 "sterling money of Great Britain" for the lot and building. Ward had obtained a mortgage for "two hundred and four pounds Inspection Laws Currency with legal Interest thereon of the Redemption" from prosperous merchant Daniel Wolstenholme.

Henry Ward quickly established his store in the existing building on the property, advertising a very extensive list of the merchandise "just imported from London, in the *Maryland-Packet*" that he was offering for sale, either wholesale or retail. The announcement in the newspaper verifies the location of his "store in Annapolis, at the Head of the Dock, between Capt. Reith's Dwelling-House and Mr. Richard Mackubin's Store."<sup>12</sup> This description places Ward's store at 20-22 Market Space, with Captain Reith on the property now designated as 12-18 Market Space and Richard Mackubin's store at 24 Market Space. Despite the great successes being achieved by many of the merchants in Annapolis, by April 1764, Ward abandoned all commercial efforts. His eventual distaste for the commerce in Annapolis was directly related to the lack of payment by his customers. Ward stated his displeasure in the *Maryland Gazette*:

WHEREAS I find it so difficult to carry on Business in this Province for want of Circulating Cash, that I am determined to leave it in October next; Therefore this is once more earnestly to intreat [*sic*] all Persons that are indebted to me, to come and make immediate Payment, that I may be enabled to discharge those Demands that are against me, as it is grievous to an honest Mind to be incapable of discharging small Sums when large ones are due to him. Those who neglect this Public Notice, may depend on being Sued to June Court, as this is my last Time of

<sup>10</sup> See Provincial Court Records, Liber IB and JB 1, Folio 355 (8 May 1769).

<sup>11</sup> Provincial Court Records, Liber BB 2, Folio 753 (26 January 1763).

<sup>12</sup> *Maryland Gazette*, 11 March 1762. (See *Maryland Gazette* Collection, MSA SC 2731, October 26, 1758- October 21, 1765 and December 10, 1765, M1280, image 710).

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asking. Those Persons that have just Claims against me, will be kind enough to bring them in, in order that they may be adjusted. Henry Ward<sup>13</sup>

The demand for payment was followed by a list of items that Ward was offering for sale:

*To be SOLD by PUBLIC SALE, on Tuesday the 24<sup>th</sup> of April, at the Subscriber's Store, for Cash or Bills of Exchange,*

A PARCEL of DRY GOODS. The Sale will begin at 4 o'Clock P.M. [sic] and continue until all are Sold.

Also, A Schooner that will carry about Three Thousand Bushels of Corn, with all her Furniture, as the same in from the *West-Indies*.

Likewise, A Schooner that will carry about Seven or Eight Hundred Bushels.

Also, A Sloop that will carry about the same Quantity.

Likewise, A Cedar Sloop, built in this City, which will carry about 3000 Bushels of Corn.

All lying in the Dock.

Likewise, A Store House, Dwelling-House, and Warehouse, at the Head of the Dock.

Also, A Negro Man, Ship Carpenter.

And many other Things too tedious to mention.

Henry Ward<sup>14</sup>

Unfortunately, Ward's disastrous commercial ventures were only to continue as the public sale appears not to have been successful. Rather, with Wolstenholme in demand of his money, Ward was forced to transfer ownership of all his property to Anthony Stewart, Reverdy Ghiselin and William Stewart by the summer of 1765. Ward by this time had left the area; his whereabouts have not been determined. As trustees, the three gentlemen oversaw a lottery that offered Ward's real and personal property in two portions, each valued at £250. The two winning tickets were numbered 393 and 681. James Gibbs held ticket number 393, while Isaac Harris owned ticket number 681. As a result of the lottery, Daniel Wolstenholme was repaid the equivalent of "two hundred and four pounds Inspection Laws Currency" plus interest of £72.12.6, and in return offered a deed of release for the property on Market Space in 1768. Gibbs and Harris, together with the three trustees, then conveyed the property to Thomas C. Williams for £550 "Current money of Pennsylvania" in May 1769.<sup>15</sup>

<sup>13</sup> *Maryland Gazette*, 24 April 1764. (See *Maryland Gazette* Collection, MSA SC 2731, October 26, 1758- October 21, 1765 and December 10, 1765, M1280, image 1177, page 106).

<sup>14</sup> *Maryland Gazette*, 24 April 1764. (See *Maryland Gazette* Collection, MSA SC 2731, October 26, 1758- October 21, 1765 and December 10, 1765, M1280, image 1177, page 106).

<sup>15</sup> Provincial Court Records, Liber IB and JB 1, Folio 355.



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Thomas Charles Williams has become one of the most notorious merchants in Annapolis. In *The Quays of the City*, author Shirley V. Baltz states that "the Thomas Charles Williams Company" occupied the former store of Henry Ward at 20-22 Market Space.<sup>16</sup> Historian Edward C. Papenfuse has documented that Thomas Williams, together with his two nephews (Joseph and James), advertised his mercantile enterprises in the *Maryland Gazette* from 1766 to 1774. Most significantly, Papenfuse states that by 1783 Thomas Williams was "a deceased loyalist."<sup>17</sup> Williams's mutiny from the American colonies seems to have coincided with the "Annapolis Tea Party" on October 19, 1774. When most ships' captains refused to carry tea because of the colony's boycott of the Townshend Acts of 1767, Thomas Charles Williams (the London representative for his firm) loaded tea on the Maryland cargo vessel, *Peggy Stewart*. Fully aware the ship was principally owned by the rival firm of Wallace, Davidson and Johnson, Williams declared the consignment as tea on the Customs forms, thus forcing its shipment to proceed to Maryland. When the *Peggy Stewart* arrived in Annapolis on October 14, 1774, James and Joseph Williams refused to accept the shipment or pay the taxes because of the boycott. Consequently, none of the cargo, which included indentured servants, was permitted ashore. Anthony Stewart, one of the owners of the ship, paid the tax to allow the 53 servants to come ashore but the rest of the cargo remained aboard. Negotiations involving many of the most prominent Annapolitans took place over a period of several days, with no acceptable conclusion for the enraged public. Stewart, physically and financially threatened for his alleged involvement, was forced to take action by offering to burn the *Peggy Stewart* and all of its cargo.<sup>18</sup> He was assisted by Joseph and James Williams. An anonymous apology, believed to have been written by Thomas Williams, was later published in the *Maryland Gazette* as well as other newspapers. However, the letter was considered unsatisfactory by the Committee for Anne Arundel County and the City of Annapolis at the Assembly of Pennsylvania as it placed the blame on the rival firm of Wallace, Davidson and Johnson.<sup>19</sup>

Although the event was disastrous to Anthony Stewart and Thomas Williams, Joseph and James Williams were able to continue to thrive as merchants in Annapolis by proving their ignorance of the attempt by their uncle to ship the tea, their refusal to accept it, and their many attempts to assist in finding a solution, including personally assisting in the burning of the *Peggy Stewart*.

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<sup>16</sup> Baltz, 53.

<sup>17</sup> Papenfuse, *In Pursuit of Profit*, 33.

<sup>18</sup> Gleaned from *Maryland Gazette* (October 1774-December 1774) and Richard D. Fisher, editor, "The Burning of the *Peggy Stewart*," *Maryland Historical Magazine*, vol. 5 (1910), 235-245.

<sup>19</sup> "Resolution relating to Thomas Charles Williams, and Mr. Williams's acknowledgement," Committee for Anne Arundel County and the City of Annapolis of the Assembly of Pennsylvania, 24 December 1774. (See <http://www.stanklos.net/?act=para&psname=CORRESPONDENCE%2C%20PROCEEDINGS%2C%20ETC.&pid=1032>).



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The *Maryland Gazette* documents the brothers' continuation as merchants and their use of the property on Market Space:

Annapolis, May 28, 1784

JUST IMPORTED, In the ship *Isabella*, captain Anthony Harris, from London, and to be sold at wholesale, by the subscriber, at his store on Dock, at a very low advance, for cash, bills of exchange, tobacco, wheat, Indian corn, flax-fee, pork, or lumber. A LARGE assortment of European goods suitable of the season; among which are, best bylon, green, bohea teas; best London port wine, and porter bottled; double Gloucestershire and Cheshire cheese.

Likewise for sale, Old can spirits, West-India run, and common wine, by the hogshead, pipe or barrel; best Holland gin in cases; white and brown Spanish sugars, chocolate, and candles, by the box, &c. &c.  
JAMES WILLIAMS<sup>20</sup>

In fact, in *Gone to Market*, author Ginger Doyel describes James Williams as "a public servant."

Born in 1741 [in England], he served three terms as mayor of Annapolis, and as an alderman, common councilman, and county sheriff. He and his brother Joseph also ran a prosperous store, which they took over from their uncle, Thomas Williams. James's success enabled him to own a two-story building on the dock with a kitchen, and milk and smoke houses. He also owned a racing stable, which housed stallions such as 'Pitt,' named for the British Statesman William Pitt.<sup>21</sup>

James Williams would serve as mayor of Annapolis in 1794-1795, 1801-1802, and 1805-1806. In the Lot Histories that accompany their report, "Southern Urban Society After the Revolution: Annapolis, Maryland, 1782-1786," Papenfuse and McWilliams state that James Williams's property on Market Space may have served as a barracks or hospital.<sup>22</sup> In support of this, they recite a February 24, 1780 entry in the *Journal and Correspondence of the Council of Maryland, 1779-1780*, which read "Present as on Yesterday – Ordered That M<sup>r</sup> James William be informed that the State has no further use of his House lately occupied as an [*sic*] Hospital and that the Rent of the same henceforth cease."<sup>23</sup>

<sup>20</sup> *Maryland Gazette*, volume 1951, 3 June 1784. (See Maryland Gazette Collection, MSA SC 2731, September 17, 1779 – June 28, 1787, M1283, image 773).

<sup>21</sup> Ginger Doyel, *Gone to Market: The Annapolis Market House, 1698-2005*, (Annapolis, Maryland: The City of Annapolis, 2005), 18.

<sup>22</sup> Edward Papenfuse and Jane McWilliams, "Southern Urban Society After the Revolution: Annapolis, Maryland, 1782-1786." (Final Report for NEH Grant #H69-0-178, Historic Annapolis Foundation, 1969), 407.

<sup>23</sup> *Journal and Correspondence of the Council of Maryland, 1779-1780*, Volume 43, page 96, (24 February 1780).

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In July 1784, James and Joseph Williams were two of eight property owners who collectively conveyed 1.43 acres of land at the head of the dock for use as a market house. This was to be the fifth site for the city's sixth market house. The "gentlemen" received "the Sum of five Shillings sterling to them in hand paid by the said Mayor Recorder Aldermen and Common council of the City of Annapolis the Receipt wherof [*sic*] is hereby Acknowledged have granted bargained sold aliened enforssed [*sic*] released and confirmed by those Presents..." It was described as:

...all that portion or parcel of Ground lying and being in the City of Annapolis at the head of the Dock Beginning at a Post Standing at the North East Corner of Mr. James Williams's House [22 Market Space] and running South forty Degrees West three Hundred and Ninety two feet & a half foot till it intersects the line of Church Street [now Main Street] on the south West Side of the Dock, then or with said Street South seventy five and a Quarter Degrees East two hundred and nineteen feet To a Post Then North forty Degrees East three hundred and Nineteen feet to a Post Thence with a Straight line to the beginning...<sup>24</sup>

The relocation of the market house within such close proximity to Williams's property would have served the merchant well. As historian Edward Papenfuse points out in *In Pursuit of Profit* that "at the same time [the market house was being constructed], land prices for privately held property on the dock jumped astronomically, although the owners preferred developmental leasing to outright sale."<sup>25</sup> Papenfuse describes the atmosphere of the dock after the American Revolution:

...merchants and other townspeople worked together to build better facilities for trade. In an area that had been the marshy site of a decaying shipbuilding industry and a few taverns and inns, respectable stores and substantial private wharfs arose, in addition to the public docks. These developments testify to the town's enthusiasm and hopes for the future, but it was not long before signs of overcommitment [*sic*] became painfully apparent.<sup>26</sup>

The prosperity that Annapolitans had come to enjoy began to diminish by 1786 as "taxes were high, money was in short supply, and the market was glutted with goods."<sup>27</sup> By the early 1790s, when the "era of business expansion had ended," the loss of this economic prosperity had so greatly affected property owners that they "had difficulty in leasing, while those who did lease often were unable to collect or were forced to reduce rents."<sup>28</sup> The opulence of the city was further threatened by the rapid expansion of the City of Baltimore, which

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<sup>24</sup> General Court Deeds, Liber TDG 1, Folio 314 (28 July 1784) (also see NH 1, 428).

<sup>25</sup> Papenfuse, *In Pursuit of Profit*, 154.

<sup>26</sup> Papenfuse, *In Pursuit of Profit*, 154.

<sup>27</sup> Papenfuse, *In Pursuit of Profit*, 154.

<sup>28</sup> Papenfuse, *In Pursuit of Profit*, 155-156.

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had become the primary port in Maryland. These factors all prompted the discussion of relocating the state government from Annapolis to Baltimore, but high-ranking members of society and local officials were able to thwart the threats.

The 1783 tax list for the Annapolis Hundred reflects the stark depreciation in property values in the City of Annapolis. James Williams, however, was listed as the seventh wealthiest man in Annapolis, with an assessed wealth of £1,340. Of these seven men, two were lawyers, one was a carpenter, and three were merchants including Williams; Charles Carroll of Carrollton, who was first on the list with £3,259, was a gentlemen planter.<sup>29</sup> The tax list notes that Williams owned four lots totaling two acres and eight slaves. His brother, Joseph Williams, was assessed for a one-half acre lot and one slave, with a total assessed value of £876.<sup>30</sup> These assessments included the property at 20-22 Market Space, which the brothers had inherited upon the death of their uncle. Additionally, James Williams had purchased the abutting property now designated as 12-18 Market Space in 1773.

The 1798 Federal Direct Tax records James Williams's landholdings in more detail, documenting he owned property in Annapolis and the Middle Neck Hundred. By this time Williams had received full title to 20-22 Market Space following the death of his brother in 1790. His Annapolis property was located on the dock and on nearby Fleet Street, as well as including lots with no specified street. Improvements on the dock included two two-story buildings of wood frame and a three-story brick building. The brick dwelling house (30 feet by 30 feet) was augmented by a brick kitchen that stood one story in height. The property, which was 2,700 square feet, was valued at \$1,000. Another property, described as "on the Dock," included an old two-story frame dwelling (80 feet by 25 feet), a two-story frame kitchen, frame stable, frame milk house, and frame smoke house. This lot, assessed for only \$500, included 8,000 square feet. A smaller lot of 2,400 square feet "fronting the dock" included a two-story frame dwelling (30 feet by 30 feet). It was valued at \$100.25. Tenants were noted for the Fleet Street property, the three lots with no specified street, and the two acres in the Middle Neck Hundred, indicting this was income-producing property that Williams leased. He maintained personal use of the dock property.<sup>31</sup> The census documents that Williams had eleven slaves in 1800 and, in 1810, had seven slaves.

Despite the economic changes in Annapolis, Williams's enterprises improved, greatly increasing his wealth. James Williams died on April 18, 1818, although by 1816 his property was listed as the "estate of James Williams" in the tax assessment.<sup>32</sup> The valuation included six lots, all improved by houses. The assessed value of \$6,400 was notably higher than the assessments of many Annapolitans, indicating his real and personal property was plentiful.

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<sup>29</sup> Papenfuse, *In Pursuit of Profit*, 263.

<sup>30</sup> Papenfuse, *In Pursuit of Profit*, 262.

<sup>31</sup> Federal Direct Tax, 1798 (James Williams, Folio 19 and 20).

<sup>32</sup> Williams's exact date of death is noted in Chancery Case 129: 535 (20 September 1825).

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James Williams's nephew, also known as James Williams, together with Lewis Neth Jr., petitioned the court in 1825 to sell the property of Williams (Sr.) in order to "pay the Legacies as Soon as Possible without sacrificing the Property" as it was stated in his Last Will and Testament.<sup>33</sup> As the resulting Chancery Court explained, Williams was in "Possess[ion] of Considerable real and Personal Estate."<sup>34</sup> Among the items devised by the exceedingly generous Williams were £600 sterling to his many siblings in England, over \$6,000 to various family members and his housekeeper, and property in Baltimore County where his sister lived. Additionally, he freed all of his slaves, noting each by name and providing a financial allotment. He also provided \$100 "in Indian Meal, Tea and Sugar for the use of poor old widow woman of the city of Annapolis the first winter after my decease."<sup>35</sup> Nephew James Williams of Philadelphia was the primary beneficiary of the estate, and together with "my cosen [*sic*] John Gruyer and my friend Lewis Neth Junior," was to sell as much of the real estate to pay the legacies detailed in the will. Although Williams died in 1818, the dispersal of the real estate was not ordered in a timely fashion. On September 12, 1825, Chancellor Theodorick Bland ruled that the real estate of the late James Williams should be sold. Lewis Neth, Jr. was appointed trustee and charged with selling the property, most of which had already been dispersed. This included "the Brick House on the Dock square formerly belonging to and occupied by James Mackubin Esq<sup>r</sup>," which was sold to Walter Cross in June 1821 for \$1,998. This was the property at 24 Market Space. Additionally, Cross purchased "the lot adjoining the above last mentioned house for 302 Dollars." Thomas R. Cross received "the house formerly occupied by James Williams in his life time for 1700 Dollars."<sup>36</sup> This was the property now designated as 20-22 Market Space, and may have included 12-18 Market Space. Additionally, in 1827, Neth completed the sale of the "estate forming part of the row of Dock buildings fronting the market House" (32-34 Market Space, AA-1820). Thus, at the time of his death, James Williams owned all of the property located at what are today 12-24 Market Space and 32-34 Market Space.

By 1833, however, dispute over the legalities of the many transactions bestowed by Lewis Neth, Jr. on behalf of the estate of James Williams forced reexamination of the sales. Williams's will had made his cousin John Gruyer one of the trustees of his estate, yet at the time of the conveyances, John Gruyer was not present. In fact, the Chancery Case that oversaw the sale of the property acknowledged that "a certain John Gruyer one of the Executors named in the said Will but who declined acting being now absent from this Country and it being wholly uncertain when he will return and being for the benefit of the Estate of the Testator that it Should be Promptly Settled up – That your Petitioner James Williams is Residuary Legatee under the Will of the said James Williams, deceased, and he is conscious that the above objects be accomplished and in the manner herein

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<sup>33</sup> James Williams Last Will and Testament, Exhibit I, Chancery Case 129: 536-538 (20 September 1825).

<sup>34</sup> Chancery Case 129: 535 (20 September 1825).

<sup>35</sup> James Williams Last Will and Testament, Exhibit I, Chancery Case 129: 536-538 (20 September 1825).

<sup>36</sup> Chancery Case 129: 541 (20 September 1825).



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required.”<sup>37</sup> By this time, James Williams, the nephew, was also deceased; he was followed soon thereafter by Lewis Neth, Jr., Samuel Maynard and Thomas S. Alexander were the trustees of Neth’s estate (Anne Hicks was his heir) and thus had inherited the dispute over the sale of James Williams’s real property. The testimony of Thomas R. Cross disclosed that he had never received the deed of conveyance for the property in question. Accordingly, the court appointed Thomas Alexander trustee and ordered him to sell the property. Cross appealed the decision, but was unable to pay the required bond to finalize the sale. James B. Brewer seems to have obtained the rights to the 6,688 square-foot parcel, possibly from Thomas Cross, but had “for sufficient consideration relinquished his interest” as a result of the reexamination by the court. The sale of the adjacent property at 24 Market Space, which occurred in 1821, was also disputed and subsequently voided.

The conveyance of the property at 20-22 Market Space has not been located; however, the abutting parcels at 12-18 Market Space were sold by Thomas Alexander as trustee in April 1835 to Richard H.L. Hyde and George W. Hyde, who may have purchased this tract as well. A deed of conveyance by James H. and Mary Ann E. Hyde to their daughter, Mary E.M. Hyde, confirms a branch of the Hyde family owned 20-22 Market Space prior to August 20, 1844, but the deed does not make mention of when or from whom they received ownership. Further, although land records for 14-18 Market Space show joint transactions between Richard H.L. Hyde and James H. Hyde, the relationship between the men has not been determined.<sup>38</sup> The census and tax assessments document that James H. Hyde was a merchant, born in 1801. His daughter, Mary Elizabeth Mowbray Hyde, was born in 1843.

### **Building History**

Shirley V. Baltz states in *In the Quays of the City* that by 1821, the property at 20-22 Market Space was vacant.<sup>39</sup> The source of this statement is unknown; however, the deed of transfer to Mary E.M. Hyde documents James Hyde resided in a house on the property at the time. The Coast and Geodetic Survey Map illustrates all of the property fronting Market Space, including this parcel, was improved in 1844. Moreover, Edward Sachse’s *Bird’s Eye View of the City of Annapolis*, which dates from circa 1858, clearly depicts a two-and-a-half-story dwelling on the property. The illustration shows a three-bay-wide brick dwelling, with a single-leaf entry in the southwestern end bay reached by stone steps. The steeply pitched side-gabled roof is pierced by two front-gabled dormers and has interior-end brick chimneys rising from the gable ends. Sachse’s depiction is strikingly similar to the building that is now located at 22 Market Space, which is believed to have been constructed in the period between 1821, when James Williams (nephew) owned it, and 1844, when Mary Hyde received ownership. The form, construction method (brick bonding), footprint, and Federal style of the two-and-a-half-story house support this period of construction and suggest the late-eighteenth-century house/store owned and

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<sup>37</sup> Chancery Case 129: 535 (20 September 1825).

<sup>38</sup> See Land Records of Anne Arundel County, Liber JHN 4, Folio 288 (21 July 1849).

<sup>39</sup> Baltz, 53.



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occupied by James Williams, which stood three stories in height, had been razed. Yet, neither Mary Hyde nor Mary Jeffers was located in the tax assessment records for 1848 and 1860. Rather, as positively documented by the 1860 tax assessments, James H. Hyde was being charged consistently for the Market Space property in 1845 and 1848, despite the transfer to his daughter in 1844.<sup>40</sup> The elder Hyde had four lots in 1845 and 1849 that were valued at \$3,500. In 1860, he was charged \$3,000 for two improved lots on Market Space, which included 20-22 Market Space.

Mary Hyde Jeffers continued to own 20-22 Market Space, using the house at 22 Market Space as rental property to support her family until May 1876, when she sold it to F. Weston Hyde. The deed declared the property was improved at the time by a "Brick house now owned by and in the possession of the said Mary E.M. Jeffers." The 1878 G.M. Hopkins *Map of Annapolis* documents that despite the sale Mary Jeffers continued to live in the Federal-style house. By 1880, the census records the widowed Jeffers was living with her two children and a domestic servant on Fleet Street. The Sanborn Fire Insurance maps show that in 1885 the building on Market Space was a boarding house.

Frederick Weston Hyde paid \$1,350 for the property. He was born in 1837 to merchant Frederick Custus Hyde and Jane B. Phelps. The father of seven, Weston Hyde is listed in the 1880 census as a gap fitter with property assessed at \$2,000. Historian Robert Harry McIntire, in *Annapolis Maryland Families*, states Hyde was a plumber.<sup>41</sup> This is supported by the 1900 census, which also shows the family had moved to Baltimore City presumably after Hyde had defaulted on the mortgage for the Market Space property. The resulting deed of sale showed Weston Hyde was also forced to relinquish ownership of the three brick houses at 38-42 Cornhill Street (AA-444). The property at 20-22 Market Space was sold in 1887 to Cyrus N. Joyce.

Cyrus Newton Joyce, born in January 1846, was the ninth of ten children born to Reverend Henry Joyce and the first of his two wives, May Bennett Wheeler. Joyce, who was the father of nine children, was a farmer. He retained ownership of the Market Space property for only about one year, selling it in January 1888 to Mary Elizabeth Auberry Thompson for \$1,800. During the ownership of both Cyrus Joyce and Thompson, the building at 22 Market Space continued to be used as a boarding house. Additionally, the narrow space between the boarding house and the tenement at what is now 16-18 Market Space was infilled by the construction of a two-story building that was used as a grocery store. It appears on the Sanborn maps as 20 Market Space for the first time in 1891, documenting its construction for Thompson.

Elizabeth Thompson, as she was more commonly known, died in August 1896, devising the property to her youngest daughter, Ella Lee Thompson and her husband Edward Burtis. The transfer of the property did not officially occur until 1916, but the census records the Burtis family was living in the building at 22 Market

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<sup>40</sup> Unfortunately, the 1831 tax assessment does not note Hyde as owning property, real or personal.

<sup>41</sup> McIntire, 354.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. AA-595

Edward and Ella Lee Burtis House  
Continuation Sheet

Number 8 Page 13

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Space, which by 1897 had been returned back to its original use as a single-family dwelling. The Sanborn maps document that the abutting grocery at 20 Market Space was opened on the interior to provide additional living space for the Burtis family by 1897. It was returned to a commercial store on the first story by 1908. An historic photograph dated circa 1900 shows the residential appearance of the building at 22 Market Space with its double-hung window openings sheltered by operable louvered shutters. The side-passage entry was reached by a stone sill framed by an ornate wrought-iron balustrade. The building at 20 Market Space, the first story of which is not fully visible, has two double-hung window openings on the second story.<sup>42</sup>

The location of the dwelling at 20-22 Market Space proved ideal for Edward Burtis, who was appointed market master by the Annapolis City Council in 1904, replacing Robert Strange. Author Ginger Doyel, in *Gone to Market*, provides a short biography of Burtis:

Edward was the oldest son of Captain William H. Burtis: one of the city's pioneer watermen, who captained a police boat in the State Oyster Navy. Burtis married Emily Hollidayoke in 1860, and they had Edward in 1861. Edward, in turn, married Ella Lee Thompson in 1888, and the couple lived at 22 Market Space.

Initially, Edward worked as a "huckster" at the market house. He ran a produce and poultry stall there until 1904, when city council chose him as Market Master. Councilmen had considered him for the job in 1903, along with Robert Strange, Thomas J. Linthicum, Jr., and Frank Mitchell. However, Robert Strange won by a narrow margin.

Edward defeated Robert a year later, on July 11. The next day, the *Evening Capital* reported,

REPUBLICAN-DEMOCRAT COMBINATION—ELECTION OF THE CITY  
OFFICERS—A COMPLETE CHANGE OF REGIME IN MUNICIPALITY,  
WHEREBY THE REPUBLICANS GET FOUR FAT OFFICES

*Everything passed off quietly and there was no unpleasant discussion or friction to mar the meeting... For Market Master—Messrs. Edward Burtis and Robert E. Strange were put in nomination. Mr. Burtis having received 5 votes and Mr. Strange 3, Mr. Burtis was declared elected.*<sup>43</sup>

In order to accept his new position, as Doyel recounts, Burtis was required to provide the city with a bond of \$2,000 "conditioned for the faithful performance of his duties, and the trust reposed in him by this or any future

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<sup>42</sup> Doyel, 44; Warren, 34.

<sup>43</sup> Doyel, 49-52.

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Edward and Ella Lee Burtis House  
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ordinance.” He was also required to take an oath, a tradition that began circa 1839. For the annual salary of \$600, Edward Burtis maintained the market house and preformed the following duties, among others, for twenty years:

- Rent the market and Fish Market stalls annually, on the first Saturday in April;
- Collect fees from everyone “selling during market hours anywhere in Market Space from Church [Main] to Randall Streets;”
- Enforce the law limiting “the hours of holding market on Saturday night;”
- Wash out the market every Saturday night and as often as necessary; and
- Report or “make arrests for violations” of city law “appertaining to his department” or the market house.<sup>44</sup>

During this period, the city market thrived, bringing needed commerce to Annapolis and Market Space. The “public market,” as it was known in *Polk's City Directory*, had a delicatessen, fruit stands, meats, and separate fish market in 1924. The market was described as affording “the choicest meats, and its large and well filled stores supply provisions and groceries of the finest character” in large part due to the diligence of Edward Burtis.<sup>45</sup> After a long illness, Burtis died in August 1924. Doyel states that “his obituary described him as a ‘well known citizen of the city.’”<sup>46</sup>

Within days of her husband’s death, Ella Lee Thompson Burtis was appointed the first Market Mistress, a position she held from 1924 until 1939.<sup>47</sup> Doyel provides a history of Burtis’s tenure in this position:

One newsman clearly approved of her, as he wrote, “Mrs. Burtis is very familiar with the duties of the office, in view of the fact that she transacted practically all business of her husband during the several months of his illness.”

Ella went onto serve as Market Mistress for fourteen consecutive years: a remarkable feat since several politicians tried to oust her from office during this period.<sup>48</sup>

Having difficulty collecting stall rents because they were deemed too high and embroiled within political conflict, Ella Burtis was forced out by the city council, which was convinced she could no longer perform the tasks asked of the Market Mistress. The duties by this time also included elements closely related to that of a

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<sup>44</sup> Doyel, 23-24 and 52.

<sup>45</sup> Doyel, 55.

<sup>46</sup> Doyel, 55.

<sup>47</sup> Doyel, 56.

<sup>48</sup> Doyel, 55.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

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Edward and Ella Lee Burtis House  
**Continuation Sheet**

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harbor master. The political conflicts continued as many claimed Burtis was fired merely because she was a woman. Ella Burtis was the first, and to date, "the last woman to hold the title of Market Mistress of the City of Annapolis."<sup>49</sup>

During this period, the Burtis family continued to reside in the Federal-style dwelling at 20-22 Market Space. The Sanborn maps show that by 1930 the first story was renovated for commercial use. The changes also included reopening the entry way between the main block at 22 Market Space and the infill building to the east at 20 Market Space. The city directories for 1939 and 1949 document this space was the home of Irvin Baer's men's and boy's clothing store. The upper floor remained residential. By 1949, the Burtis family had moved out of the building, leasing the residential space to H.J. Norwood. In 1951, six years after the death of Ella Burtis in 1945, the property was transferred by her heirs to William H. Powell, the son of Edward and Ella Burtis's deceased daughter, Mary Boram Burtis. Powell, born in 1913, lived at 20-22 Market Space with his maternal grandparents after the death of his mother in 1918 despite his father's remarriage. Working as a bank officer, Powell used his family's former home as rental property, with Baer's Clothing Store as the commercial occupant and Thomas C. Reamy of the United States Navy and teacher George J. Schaeffer as the residential occupants in 1954. Although the tenants of the apartments on the second floor were continuously changing, Irvin Baer maintained his men's clothing store at 20-22 Market Space until about 1967. By this time, the commercial space was listed as vacant in the city directory. Dockside Annapolis, a seafood restaurant first opened by Melvin Hyatt at 24 Market Space, moved into the building in 1968. Originally known as Dave's Bar, Dockside Annapolis was sold in 1985 to James Deckman, who oversaw the redesign of the interior based on the plans of Mike Lawson of Lawson Design Corporation.<sup>50</sup> The restaurant occupied the first and second floors of both buildings, and required the construction of a concrete-block addition along the northwest elevation fronting Jarboe Alley. The storefront of 22 Market Space, added about 1918 with the conversion of the first floor into commercial space, was removed and the residential appearance restored despite the commercial use of the entire building.

In 1975, with the death of William Powell, Mary E. Powell received ownership of her late husband's property on Market Space. Living in Riva, Maryland, Mary Powell transferred one-half interest in the property to her only son, William R. Powell, Jr. (the current owner). The property at 20-22 Market Space has been owned by members of the Thompson-Burtis-Powell family since 1888. From the mid-1980s through the mid-1990s, the building was occupied by Griffins, a restaurant and bar. Following a renovation of the façade that included removal of the commercial storefront and demolition of some of the interior walls, the buildings at 20-22 Market Space, along with the abutting building at 24 Market Space, became home to their current occupant, The Federal House, a bar and grill.

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<sup>49</sup> Doyel, 58; For a more detailed history of the Market House see AA-590.

<sup>50</sup> Debra Viadero, "Dockside eatery to be sold," *Maryland Gazette*, 22 February 1985.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

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Edward and Ella Lee Burtis House  
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### Chain of Title

- 1696: Governor Francis Nicholson sets aside property for "thus use of such Ship Carpenters as would Inhabit thereon and follow their Trades within this Province."
- June 6, 1719: Ship Carpenters Lot granted to Robert Johnson
- October 26, 1723: Ship Carpenters Lot granted to Robert Gordon
- January 12, 1758: Agnes Gordon, heir of Robert Gordon, to Horatio Samuel Middleton and Richard Mackubin  
Provincial Court Records  
Liber BB 2 Folio 162
- c 1762: Division of property between Horatio Samuel Middleton and Richard Mackubin  
(See Provincial Court Records, Liber IB and JB 1, Folio 355)
- January 26, 1763: Samuel Horatio Middleton to Henry Ward  
Provincial Court Records  
Liber BB 2 Folio 753
- September 21, 1763: Henry Ward mortgaged to Daniel Wolstenholme  
Provincial Court Records  
Liber BB 3 Folio 114
- August 6, 1764: Henry Ward voided agreement with Daniel Wolstenholme  
(See Provincial Court Records, Liber IB and JB 1, Folio 355)
- July 26, 1765: Henry Ward to Anthony Stewart, Reverdy Ghiselin, and William Stewart, Trustees  
(See Provincial Court Records, Liber IB and JB 1, Folio 355)



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Continuation Sheet

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May 8, 1769: Anthony Stewart, Reverdy Ghiselin, and William Stewart, Trustees for Henry Ward, to Thomas Williams (payment to James Gibbs and Isaac Harris, who won lottery)  
Provincial Court Records  
Liber IB and JB 1 Folio 355

March 28, 1775: Thomas Charles Williams of Joseph devised to nephews, Joseph and James Williams  
Will Records of Anne Arundel County  
Liber W Folio 2

1790: Joseph Williams devised to brother, James Williams  
Will Records of Anne Arundel County  
Liber JG 1 Folio 183

September 25, 1821: Lewis Neth, Jr., Trustee for estate of James Williams, to Thomas R. Cross  
Sale not recorded

September 20, 1825: Chancery Court 129: Sale of Property of James Williams (James Williams [nephew], Lewis Neth, Jr., and John Gruyer, executors order to sell property)  
Liber 129, Folio 535-546

Missing Deeds<sup>51</sup>

August 20, 1844: James H. and Mary Ann E. Hyde to Mary E.M. Hyde  
Land Records of Anne Arundel County  
Liber WSG 27 Folio 429

May 20, 1876: Mary E.M. Jeffers (formerly Hyde) to F. Weston Hyde  
Land Records of Anne Arundel County  
Liber SH 10 Folio 438

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<sup>51</sup> Review of the grantor/grantee index did not disclose a deed of conveyance for this property to James H. Hyde between 1789 and 1844.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

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Edward and Ella Lee Burtis House  
**Continuation Sheet**

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February 1, 1887:	John Ireland, Attorney for Mortgage of F. Weston Hyde, to Cyrus N. and Eliza Joyce Land Records of Anne Arundel County Liber SH 30 Folio 156
January 16, 1888:	Cyrus N. and Eliza Joyce to Mary Elizabeth Thompson Land Records of Anne Arundel County Liber SH 32 Folio 66
April 26, 1890:	Mary Elizabeth Thompson to daughter, Ella Lee Burtis Equity Case 1892: Charles Thompson vs. Ella Lee Burtis Land Records of Anne Arundel County Liber SH 37 Folio 21
July 13, 1916:	Ella Lee Burtis to James M. Munroe, Trustee Land Records of Anne Arundel County Liber GW 128 Folio 384
July 13, 1916:	James M. Munroe, Trustee, to Ella Lee and Edward Burtis Land Records of Anne Arundel County Liber GW 128 Folio 385
August 1, 1951:	Dorothea N. Burtis, widow, Frances Edward Burtis, Claire Burtis Corbett, and Robert N. Corbett, heirs of Ella Lee and Edward Burtis, to William H. Powell Land Records of Anne Arundel County Liber JHH 636 Folio 555
December 16, 1975:	William R. Powell, personal representative for Mary E. Powell, to Mary E. Powell, widow of William H. Powell Will Docket 16665 Land Records of Anne Arundel County Liber WGL 2815 Folio 484
May 1, 1997:	Mary E. Powell to Mary E. Powell and son, William R. Powell Land Records of Anne Arundel County Liber RPD 7911 Folio 341

## 9. Major Bibliographical References

Inventory No. AA-595

- Baltz, Shirley V. *The Quays of the City: An Account of the Bustling Eighteenth Century Port of Annapolis*. Annapolis, Maryland: The Liberty Tree, Ltd, 1975.
- Doyel, Ginger. *Gone to Market: The Annapolis Market House, 1698-2005*. Annapolis, Maryland: The City of Annapolis, 2005.
- McIntire, Robert Harry. *Annapolis Maryland Families*. Baltimore, Maryland: Gateway Press, Inc., 1980.
- Papenfuse, Edward. *In Pursuit of Profit, the Annapolis Merchants In the Era of the American Revolution, 1763-1805.*, Baltimore, Maryland: The Johns Hopkins University Press, 1975.
- Warren, Marion E. and Mame Warren. *The Train's Done Been and Gone*. Annapolis, Maryland: M.E. Warren, 1976.

## 10. Geographical Data

Acreage of surveyed property less than one acre  
Acreage of historical setting less than one acre  
Quadrangle name Annapolis

Quadrangle scale: 1:24,000

### Verbal boundary description and justification

The building at 22 Market Space has been historically associated with Parcel 985 as noted on Tax Map 52A since its construction sometime between 1821 and 1844. The building was enlarged by the construction of 20 Market Space by 1891, which is location on the same parcel. The buildings at 20-22 Market Space and 24 Market Space (circa 1954), although owned separately, have been occupied by the Federal House since mid-1990. Subdivided by Richard Maccubbin and Horatio Samuel Middleton about 1762, the two lots were historically part of the Ship Carpenters Lot, which was created by Governor Francis Nicholson about 1696.

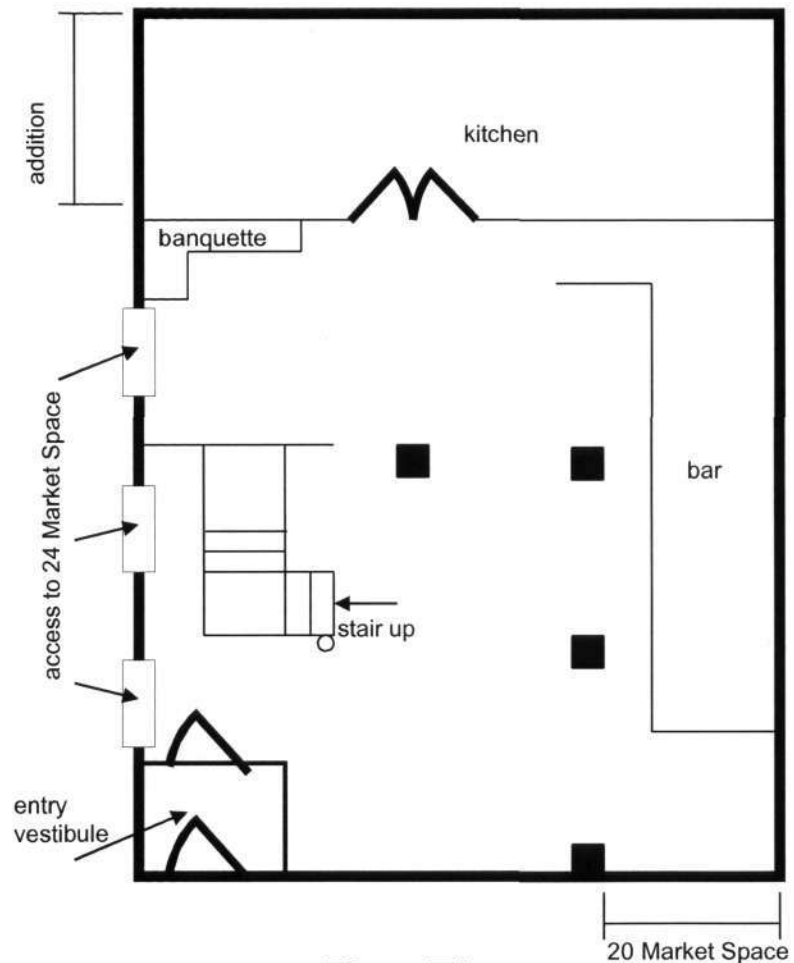
## 11. Form Prepared by

name/title	Laura V. Trieschmann, Architectural Historian		
organization	EHT Tracerics	date	May 2009
street & number	1121 Fifth Street, N.W.	telephone	202/393-1199
city or town	Washington	state	District of Columbia

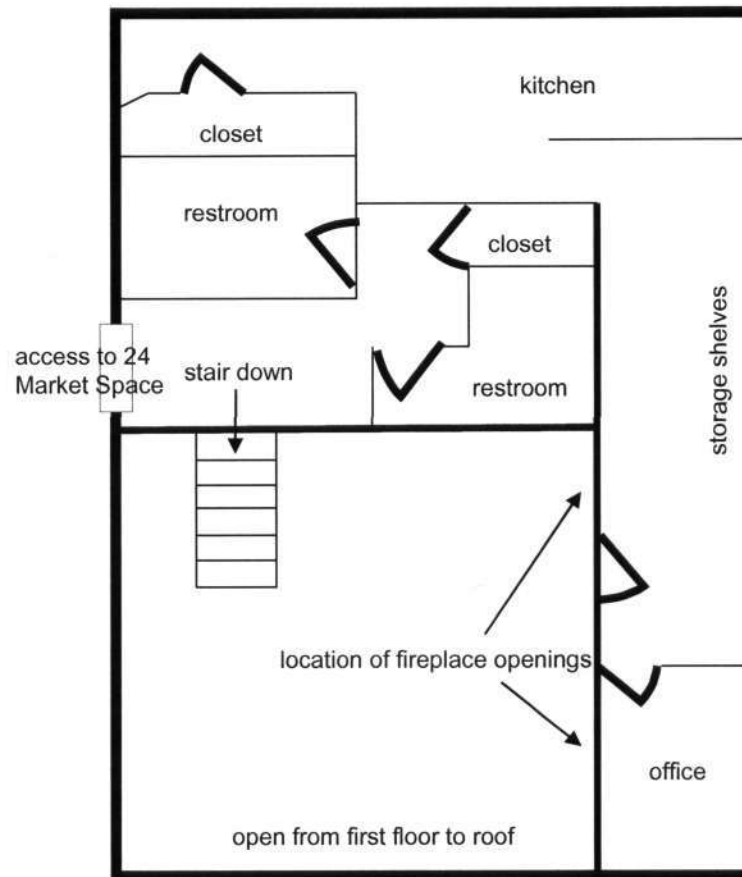
The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

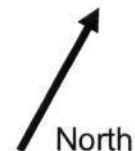
return to: Maryland Historical Trust  
Maryland Department of Planning  
100 Community Place  
Crownsville, MD 21032-2023  
410-514-7600



First Floor



Second Floor



Edward and Ella Lee Burtis House (AA-595)

20-22 Market Space, Annapolis, Anne Arundel County

Not to Scale

Drawn by EHT Tracerics, Inc.  
August 2009



**Built in America**

The Library of Congress &gt; American Memory Home &gt; Browse Collections &gt; Collection Home

**Result 32 of 78 for MARYLAND Anne Arundel County Annapolis**[Back to Results list](#)[Previous Item](#) | [Next Item](#)**Built in America**

Click on picture for larger image, full item, or more versions

**Rights and Reproductions****Item Title**

James Williams House, 22 Market Space, Annapolis, Anne Arundel County, MD

**Alternate Title**

Dockside Restaurant

Baer's Clothing Store

**Medium**

Photo(s): 2 (5 x 7 in.)

Data Page(s): 5 plus cover page

Photo Caption(s): 1

**Call Number**

HABS MD,2-ANNA,66-

**Created/Published**

Documentation compiled after 1933.

**Notes**

Survey number HABS MD-279

Building/structure dates: 1830

Building/structure dates: 1918 subsequent work

Significance: This was a typical, small town house of the Federal period with smooth paste brick; a door with arched fanlight, white marble steps and wrought iron step railing.

**Subjects**MARYLAND--Anne Arundel County--Annapolisclothing storesbrick buildingsrestaurants**Related Names**Boucher, Jack E., photographerMcKee, Harley J., historian**Reproduction Number**

[See Call Number]

**Collection**

Historic American Buildings Survey (Library of Congress)

**Repository**

Library of Congress, Prints and Photograph Division, Washington, D.C. 20540 USA

**DIGID**<http://hdl.loc.gov/loc.pnp/hhh.md0197>**CONTENTS**

Photograph caption(s):

1. MAIN ELEVATION

2. MAIN ELEVATION, DETAIL OF ENTRANCE

**CARD #**

MD0197

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AA-595

James Williams House (Dockside Restaurant)  
22 Market Space (Baer's Clothing Store)  
Annapolis  
Anne Arundel County  
Maryland

HABS No. MD-279

HABS  
MD,  
-ANNA,  
66-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey  
National Park Service  
Department of the Interior  
Washington, D.C. 20240

AA-595

HABS  
MD,

2-ANNA  
66-

HISTORIC AMERICAN BUILDINGS SURVEY

JAMES WILLIAMS HOUSE      HABS No. MD-279  
(BAER'S CLOTHING STORE)  
(DOCKSIDE RESTAURANT)

Location:                      22 Market Space, Annapolis, Anne Arundel County,  
Maryland (2nd house northeast from junction of  
Cornhill Street with Market Space).

Present Owner:                William Henry Powell, P. O. Box , Annapolis,  
Maryland

Present Occupant:            Baer's Clothing Store. Apartments are vacant.

Present Use:                    Clothing store, with apartments over.

Significance:                 This was a typical, small town house of the  
Federal period with smooth paste brick; a door  
with arched fanlight, white marble steps and  
wrought iron step railing.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Original and subsequent owners: The following is an abstract from the Blue Research Notebooks of Historical Annapolis, Inc., Hall of Records, Volume VIII which contains extensive research on this property.

"This property was part of the large lot owned by James Williams that extended from the present Fleet Street to Pinkney Street along Market Space. What date Williams acquired the property is not yet known.

"In 1826 the trustees of James William's estate sold that part of the lot now designated 22 Market Space to Thomas R. Cross and Walter Cross. There is no specific reference to the two and a half story brick house now standing on the lot until 1876, although it appears on the Sasch print of 1858 and in other early pictures of the waterfront. The semi-circular fan-lights and smooth brick facade, characteristics of early nineteenth century architecture, and the research completed to date suggest a building date about 1830.

The Maryland Gazette files preserved in the Maryland State Library, Annapolis, have advertisements of some interest concerning this property.

1768            (Feb. 4) Maryland Gazette, Mr. Williams has store (#24 Market Space) on dock.

JAMES WILLIAMS HOUSE  
HABS No. MD-279 (Page 2)

1772

(May 28) Maryland Gazette, James Williams settles estate of James Reith.

1772 (Sept. 24) Maryland Gazette, James Williams says Alexander Cummings has no titles to lot of late James Reith.

(S. J. Rose, 1963)

The following abstracts from official records cited indicate later history of this property.

- 1782 (August 22) Chancery Court of Maryland #12372, Maryland Land Office, Annapolis Report of Lewis Neth Trustee for the sale of the real estate of the late James Williams. "June 20, 1821 sold to Walter Cross the lot adjoining the above last mentioned house." (Meaning 24 Market Space)
- 1826 (March 21) A.A. Co. Circuit Court, Equity #5917 (1833), Indenture (Mortgage), Walter Cross of Carlisle, Pa. and Lewis Neth lot (22 Market Space). Refers to deed of equal date.
- 1833 (Nov. 18) A.A. Co. Circuit Court, Equity #6071 Alexander, Trustee, vs. Cross and Neth.
- 1876 (May 20) A.A. Co. Deeds SH10 folio 438, Jeffers to Hyde for \$1350 House mentioned.
- 1887 (Feb. 1) A.A. Co. Deeds SH folio 156, Ireland trustee, to Joyce. Previous owner had defaulted mortgage.
- 1888 (Jan. 16) A.A. Co. Land Records SH32 folio 66, Joyce and wife to Mary E. Thompson.
- 1890 (April 26) A.A. Co. Circuit Court, Equity #1892, Mary E. Thompson to Ella Burtis.
- 1916 (July 13) A.A. Co. Land Records GW128 folio 384, James M. Monroe, trustee, to Burtis and wife. See also Burtis to Monroe GW128 folio 385.
- 1951 (Aug. 1) A.A. Co. Land Records JHH636 folio 555, Burtis etc. to William Powell. 33.2' frontage.

2. Date of erection: circa 1830.
3. Architect: No record.
4. Builder, suppliers, etc.: No record.
5. Original plans, construction, etc.: No record.



JAMES WILLIAMS HOUSE  
HABS No. MD-279 (Page 3)

6. Alterations and additions: The building was converted into a store after 1918 by the Burtis family.
  7. Important old views: Forbes collection #830 (Hall of Records). View looking northeast across Market Space. Copies of Sasch Print of Annapolis 1859. Powell family has early photographs of the building.
- B. Historical Events Connected with the Structure: There is no special history for this building. It was selected for recording because of its typical architecture as a small brick town house in the Federal style.
- C. Sources of Information:
1. Primary and unpublished: A.A. Co. Deeds cited, and Maryland Gazette accounts included above. Indices of community records by Historical Annapolis, Inc., at Hall of Records and Vol. VIII, Blue Research Notebooks of Historic Annapolis, Inc., in Hall of Records are most complete sources.
  2. Secondary and published sources: Possible accounts of earliest owners, citing debts owed or paid to their builders may yet be found.

Prepared by: C. W. Werner, O. Ridout,  
S. J. Rose, Phebe Jacobson  
Historical Annapolis Inc.  
Research Staff  
August 1964

Edited by: Eleni Silverman  
Architectural Historian, HABS  
June 1, 1984

PART II. ARCHITECTURAL INFORMATION

- A. General Statement:
1. Architectural character: An early nineteenth century house on the waterfront, of interesting architectural character, representative of its period, now altered into a store and apartments.
  2. Condition of fabric: Fairly good.
- B. Description of Exterior:
1. Overall dimensions: About 20' (front) x 24'

JAMES WILLIAMS HOUSE  
HABS No. MD-279 (Page 4)

2. Wall Construction: Brick, light red color, stretcher bond. Stone lintels over window and a semicircular brick arch over the entrance doorway. Gables are stuccoed now.
  3. Framing: Brick bearing walls, good frame partitions, floors and roof.
  4. Porches, stoops, bulkheads, etc.: Two marble steps, with nosing, before the entrance, with ornamental wrought and cast iron railings. There is a railing on each side, terminated by an iron post above a stone base. In the center is an ornamental wrought iron lyre motif, below which is a panel with a small central circle in a horizontal lozenge, whose ends terminate in small scrolls. At each side of the lyre is a vertical panel with a baluster-like motif. At the top is a horizontal panel—a circle at the center and a recumbent lyre at each side. Each post stands diagonally on its base; a central square bar has four others grouped around it. The outer ones flare at the bottom and terminate in a large fret; at the top they are scrolled. Three circular bands unite the pieces. The top rail circles the post, above which are scrolls on four sides, and a silver-plated brass finial.
  5. Chimneys: There is one large brick chimney on the northeast gable, stuccoed; it unites the flues of two chimneys below.
  6. Openings:
    - a. Doorways and doors: The entrance occupies the left bay; it has a leaded glazed semi-circular transom, six panes radiating from a semi-circular one. There is a narrow molded wood casing, paneled at the jambs and intrados of the arch. The door is a late nineteenth century or twentieth century replacement.
    - b. Windows and shutters: Molded wood casings are set into the brick opening. Sash are double hung, six-over-six lights. A store window has replaced the first-story window openings. There is a single window in each gable at the attic level.
- C. Description of Interior:
1. First plans:
    - a. First floor: A store installed since c. 1920 now takes up the first story except for a side hall behind the entrance, and leaves little indication of the original plan.

JAMES WILLIAMS HOUSE  
HABS No. MD-279 (Page 5)

- b. Second floor: The original layout is clear - two rooms (front and rear), a side stair hall and a hall chamber. It may indicate that the first floor was originally similar. The present plan layout now includes rooms added at the rear.
  - c. Attic: The attic appears to have been finished as a single room, originally.
- 2. Stairways: A dog-leg stair extends at the rear of the hall from the first floor to the attic. It has an open string, round mahogany handrail, thin rectangular balusters, and a newel in the form of a colonnette. A storage partition on the first floor now encloses the lower portion. There are 17 risers from first to second floor, 16 to the attic.
  - 3. Flooring: Floors are all covered with modern oak boards.
  - 4. Wall and ceiling finish: Walls and ceilings are plastered. There is a simple circular centerpiece in the hall ceiling a short distance inside the entrance.
  - 5. Doorways and doors: On the second floor are four original openings, with doors of six moulded panels with slightly raised fields. The trim is of the pilastered type, with corner blocks, resting on a plinth. There is an original closet door on the attic level.
  - 6. Decorative features and trim: Original wood bases have a simple moulding at the top, rather sharp in profile. Mouldings in general tend to follow Greek profiles.
  - 7. Heating: On the second story are two fireplaces, now closed up. They have wood mantelpieces of identical design--tapered pilasters, paneled frieze, cove moulding and moulded mantel shelf. The chimneys project on the interior.
- D. Site:
- 1. General setting and orientation: The building faces southeast on a business street at the waterfront, adjoined by commercial buildings at each side.

Prepared by: Harley J. McKee  
Architect  
National Park Service  
August 18 and September 8, 1964

Edited by: Eleni Silverman  
Architectural Historian, HABS  
June 1, 1984

AA-595

HISTORIC AMERICAN BUILDINGS SURVEY  
INDEX TO PHOTOGRAPHS

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James Williams House (Dockside Restaurant)  
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Anne Arundel County  
Maryland

HABS No. MD-279

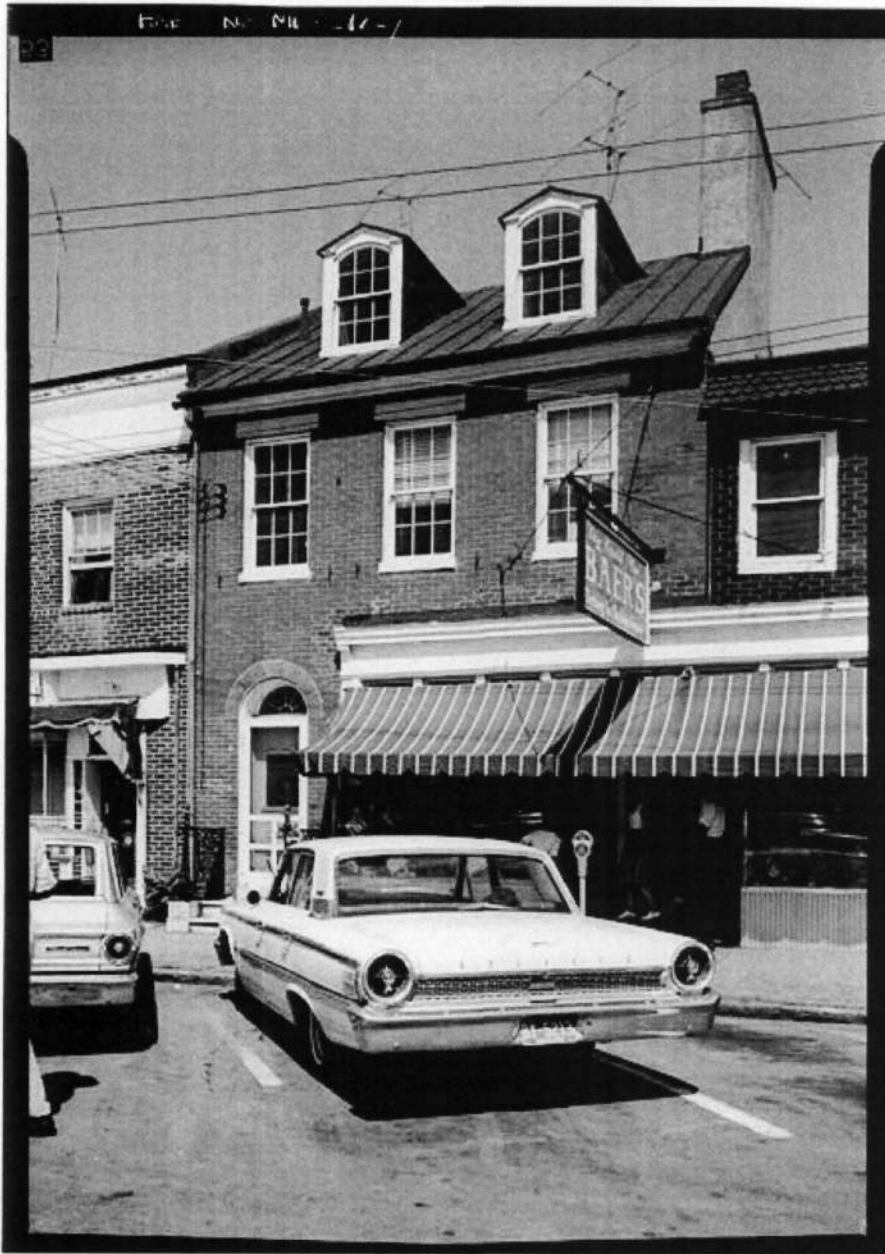
Jack E. Boucher, Photographer 1964

MD-279-1 MAIN ELEVATION

MD-279-2 MAIN ELEVATION, DETAIL OF ENTRANCE



**1. MAIN ELEVATION**  
**HABS MD,2-ANNA,66-1**



*Larger reference image (JPEG - 130K bytes)*  
*Highest resolution image (TIFF - 17404K bytes)*

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**2. MAIN ELEVATION, DETAIL OF ENTRANCE**  
**HABS MD,2-ANNA,66-2**



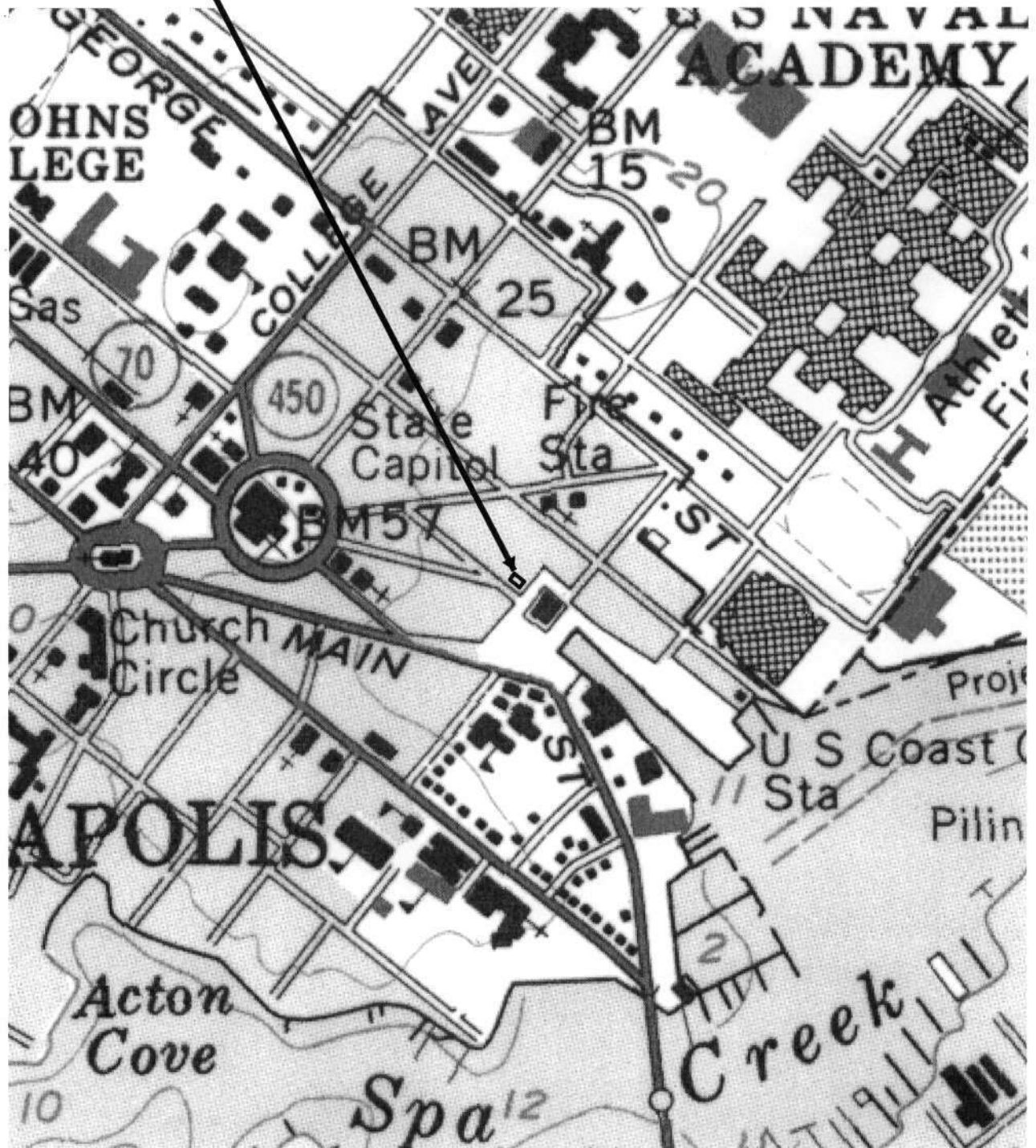
*Larger reference image (JPEG - 142K bytes)*

*Highest resolution image (TIFF - 17414K bytes)*

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N ↑

AA-595  
22 Market Space  
Annapolis  
Annapolis Quad





<b>AA-595</b> <b>20-22 MARKET SPACE</b> <b>ANNE ARUNDEL COUNTY, MARYLAND</b>	Photographer: EHT Tracerics  Date: April 2009  Paper and Ink Type: Not printed
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1. AA-595_2009-04-29_01.tif	SE elevation looking NW 22 Market Space
2. AA-595_2009-04-29_02.tif	SE elevation looking NW 20 Market Space
3. AA-595_2009-04-29_03.tif	SE elevation looking NW 20 Market Space
4. AA-595_2009-04-29_04.tif	SE elevation entry detail looking West
5. AA-595_2009-04-29_05.tif	First floor 20 Market Space looking NE
6. AA-595_2009-04-29_06.tif	First floor 22 Market Space looking NW
7. AA-595_2009-04-29_07.tif	First floor 22 Market Space looking NW
8. AA-595_2009-04-29_08.tif	First floor 22 Market Space looking West
9. AA-595_2009-04-29_09.tif	First floor entry vestibule 22 Market Space looking SW
10. AA-595_2009-04-29_10.tif	First floor 22 Market Space looking SE
11. AA-595_2009-04-29_11.tif	Second floor level 22 Market Space window detail looking East
12. AA-595_2009-04-29_12.tif	Second floor level 22 Market Space looking NE
13. AA-595_2009-04-29_13.tif	Second floor level 22 Market Space looking NW
14. AA-595_2009-04-29_14.tif	First floor ceiling 20 Market Space looking NE
15. AA-595_2009-04-29_15.tif	Second floor level and dormers 22 Market Space SE wall looking SE
16. AA-595_2009-04-29_16.tif	Second floor 22 Market Space stairhead looking SE
17. AA-595_2009-04-29_17.tif	NW elevation looking SE
18. AA-595_2009-04-29_18.tif	NW elevation looking South
19. AA-595_2009-04-29_19.tif	SE elevation roof detail looking North
20. AA-595_2009-04-29_20.tif	SE elevation roof detail looking NW
21. AA-595_2009-04-29_21.tif	Second floor hall 22 Market Space looking East to bathroom



AA-595  
20-22 MARKET SPACE  
ANNAPOLIS, MARYLAND  
EHT TRACERIES  
APRIL 2009  
MARYLAND SHPO  
SOUTHEAST ELEVATION LOOKING WEST  
1 OF 12

24

*The* **FEDERAL HOUSE** *Bar & Grille* 1830

A black and white photograph of a two-story brick building. The building features a dormer window on the roof. Three flags are flying from poles: the American flag on the left, a historical flag in the middle, and a dark flag with a crest on the right. The main sign is a dark, arched plaque with the text 'The FEDERAL HOUSE Bar & Grille' and '1830' on the right. The address '24' is above the arched entrance. The ground floor has three large arched windows. The left window is the entrance, flanked by two lantern-style light fixtures. The middle and right windows are display windows. In front of the building is an outdoor seating area with several tables and chairs. Two parking meters are in the center. A sign in the right window reads 'EVERY MONDAY 5-11 PM WILLER LA GRATES'. A dark car is partially visible on the left.

AA-595  
20-22 MARKET SPACE  
ANNAPOLIS, MARYLAND  
EHT TRACERIES  
APRIL 2009  
MARYLAND SHPO  
SOUTHEAST ELEVATION LOOKING WEST  
2 OF 12





AA-595

20-22 MARKET SPACE

ANNAPOLIS, MARYLAND

EHT TRACERIES

APRIL 2009

MARYLAND SHPO

DETAIL SOUTHEAST ELEVATION LOOKING WEST

3 OF 12

24

FEDERAL HOTEL  
Bar & Grille



AA-595

20-22 MARKET SPACE

ANNAPOLIS, MARYLAND

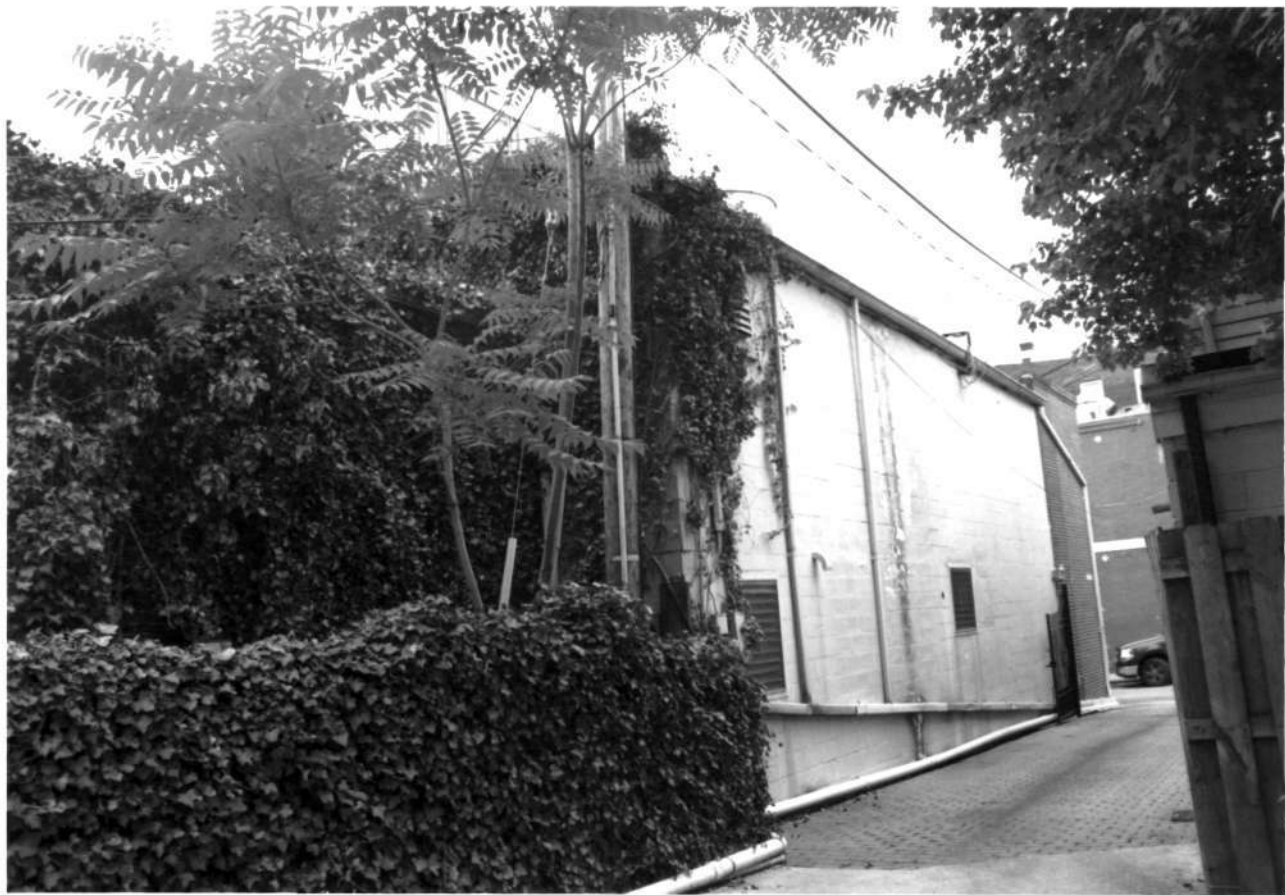
EHT TRAILERIES

APRIL 2009

MARYLAND SHPO

ENTRY SOUTHEAST ELEVATION LOOKING SW

4 OF 12





AA-595

20-22 MARKET SPACE

ANNAPOLIS, MARYLAND

EHT TRACERIES

APRIL 2009

MARYLAND SHPO

NORTHWEST ELEVATION LOOKING SOUTH

6 OF 12



AA-595

20-22 MARKET SPACE

ANNAPOLIS, MARYLAND

EHT TRACERIES

APRIL 2009

MARYLAND SHIP

NORTHEAST ELEVATION LOOKING SOUTH

7 OF 12



AA-595  
20-22 MARKET SPACE  
ANNAPOLIS, MARYLAND  
EHT TRACERIES  
APRIL 2009  
MARYLAND SHPO  
FIRST FLOOR LOOKING WEST  
8 OF 12





AA-595

20-22 MARKET SPACE

ANNAPOLIS, MARYLAND

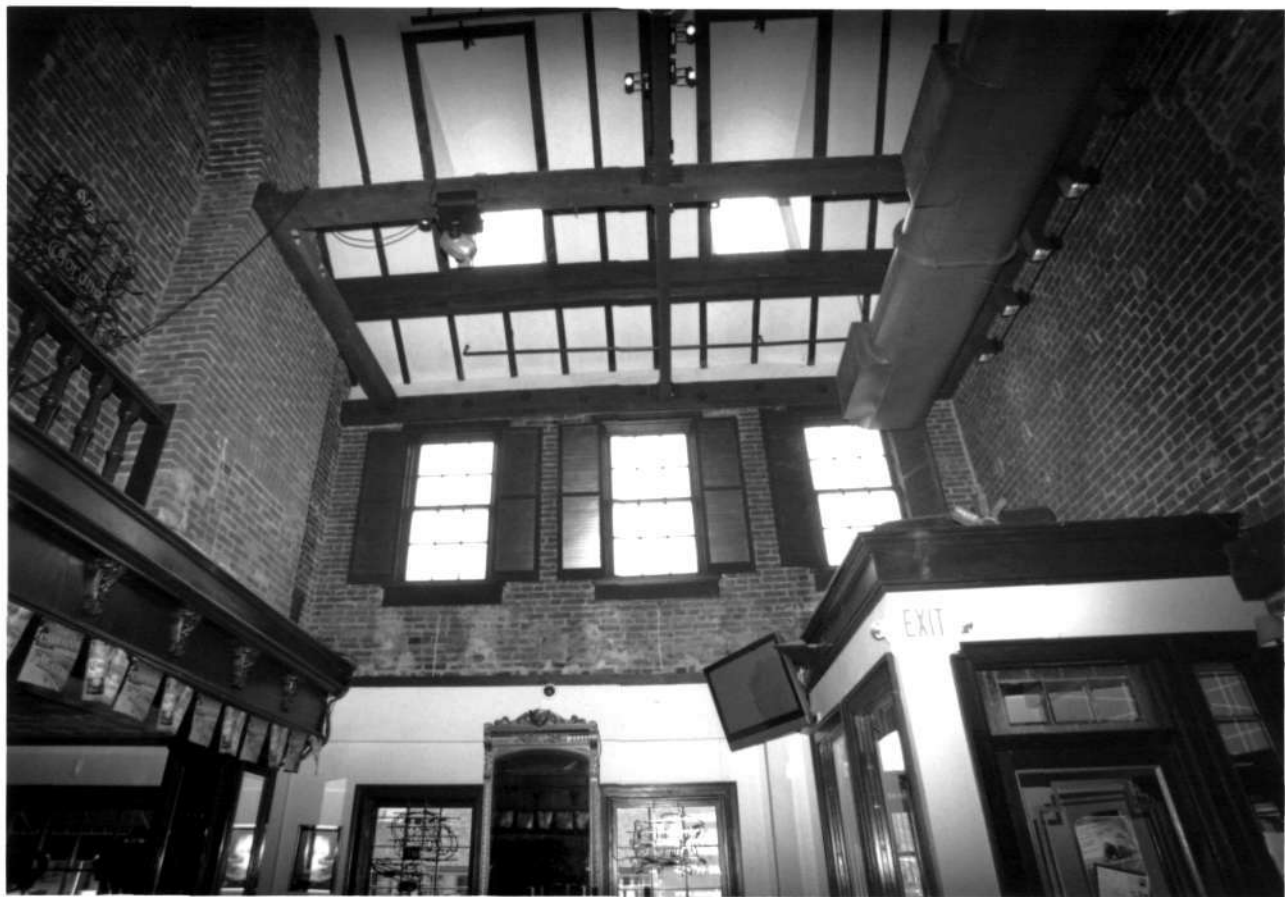
EHT TRACERIES

APRIL 2009

MARYLAND SHPO

FIRST FLOOR LOOKING NORTH

9 OF 12



AA-595  
20-22 MARKET SPACE  
ANNAPOLIS, MARYLAND  
EHT TRACERIES  
APRIL 2009  
MARYLAND SHPO  
INTERIOR SOUTHEAST WALL LOOKING SE  
10 OF 12



AA-595

20-22 MARKET SPACE

ANNAPOLIS, MARYLAND

EHT TRALERIES

APRIL 2009

MARYLAND SHPO

FORMER SECOND FLOOR, NORTHEAST WALL

LOOKING NE

11 OF 12





AA-595

20-22 MARKET SPACE

ANNAPOLIS, MARYLAND

EHT TRACERIES

APRIL 2009

MARYLAND SHPO

WEST CORNER, FIRST FLOOR TO ROOF

LOOKING WEST

12 OF 12

MARYLAND HISTORICAL TRUST  
21 STATE CIRCLE  
SHAW HOUSE  
ANNAPOLIS, MARYLAND 21401

HISTORIC SITES SURVEY FIELD SHEET  
Individual Structure Survey Form

SURVEY NUMBER:

AA 595

NEGATIVE FILE NUMBER:

UTM REFERENCES:

Zone/Easting/Northing

U.S.G.S. QUAD. MAP:

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME:

PRESENT USE: Retail

ORIGINAL USE: SF Res/Retail

ARCHITECT/ENGINEER:  
1969 Restoration, O. M. Bullock

BUILDER/CONTRACTOR:

PHYSICAL CONDITION OF STRUCTURE:

Excellent (X)

Good ( )

Fair ( )

Poor: ( )

THEME:

STYLE: Federal

DATE BUILT: c.1800, 1969

COUNTY: Anne Arundel

TOWN: Annapolis

LOCATION: 20-22 Market Space

COMMON NAME:  
Dockside Restaurant

FUNCTIONAL TYPE: Res Map32 Par496

OWNER: Mark E. Powell

ADDRESS: P. O. Box 655  
Annapolis, MD 21404

ACCESSIBILITY TO PUBLIC:

Yes (X) No ( ) Restricted ( )

LEVEL OF SIGNIFICANCE:

Local (✓) State ( ) National ( )

HABS

GENERAL DESCRIPTION:

Structural System

1. Foundation: Stone ( ) Brick (X) Concrete ( ) Concrete Block ( )
2. Wall Structure
  - A. Wood Frame: Post and Beam ( ) Balloon ( )
  - B. Wood Bearing Masonry: Brick (X) Stone ( ) Concrete ( ) Concrete Block ( )
  - C. Iron ( ) D. Steel ( ) E. Other:
3. Wall Covering: Clapboard ( ) Board and Batten ( ) Wood Shingle ( ) Shiplap ( )  
Novelty ( ) Stucco ( ) Sheet Metal ( ) Aluminum ( ) Asphalt Shingle ( )  
Brick Veneer (X) Stone Veneer ( ) Asbestos Shingle ( )  
Bonding Pattern: Common Other:
4. Roof Structure
  - A. Truss: Wood (X) Iron ( ) Steel ( ) Concrete ( )
  - B. Other:
5. Roof Covering: Slate ( ) Wood Shingle ( ) Asphalt Shingle ( ) Sheet Metal (X)  
Built Up ( ) Rolled ( ) Tile ( ) Other:
6. Engineering Structure:
7. Other:

Appendages: Porches ( ) Towers ( ) Cupolas ( ) Dormers (X) Chimneys (X) Sheds ( ) Ells ( )  
Wings ( ) Other:

Roof Style: Gable (X) Hip ( ) Shed ( ) Flat ( ) Mansard ( ) Gambrel ( ) Jerkinhead ( )  
Saw Tooth ( ) With Monitor ( ) With Bellcast ( ) With Parapet ( ) With False Front ( )  
Other:

Number of Stories: 2 1/2

Number of Bays: 4

Approximate Dimensions: 35 x 60

Entrance Location: Left

THREAT TO STRUCTURE:

No Threat (X) Zoning ( ) Roads ( )  
Development ( ) Deterioration ( )  
Alteration ( ) Other:

LOCAL ATTITUDES:

Positive ( ) Negative ( )  
Mixed ( ) Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

AA-595

Massive end wall chimney, two gabled dormers with returns and segmental sash, wood cornice, flat headed windows at the second floor with granite lintels, elliptical at the first; entrance has a good fan light.

RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

Excellent example of Federal townhouse, critical to streetscape and Market Space, despite alteration to first floor windows (HABS)

REFERENCES:

MAP: (Indicate North In Circle)



SURROUNDING ENVIRONMENT:

Open Lane( ) Woodland( ) Scattered Buildings( )  
 Moderately Built Up( ) Densely Built Up(✓)  
 Residential( ) Commercial( )  
 Agricultural( ) Industrial( )  
 Roadside Strip Development( )  
 Other:

RECORDED BY:

Russell Wright

ORGANIZATION:


Historic Annapolis, Inc

DATE RECORDED:

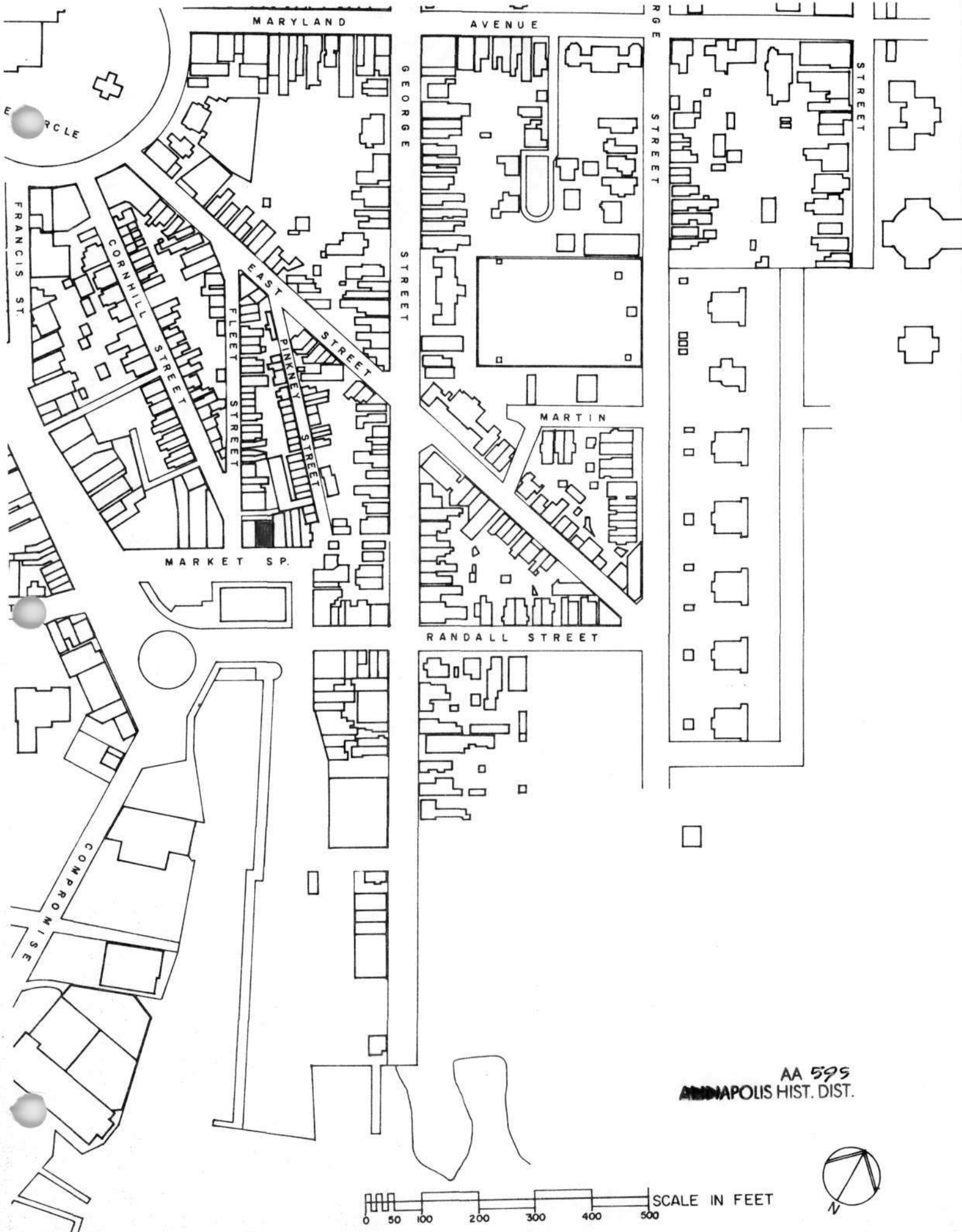
AUG. 1983

0205951431

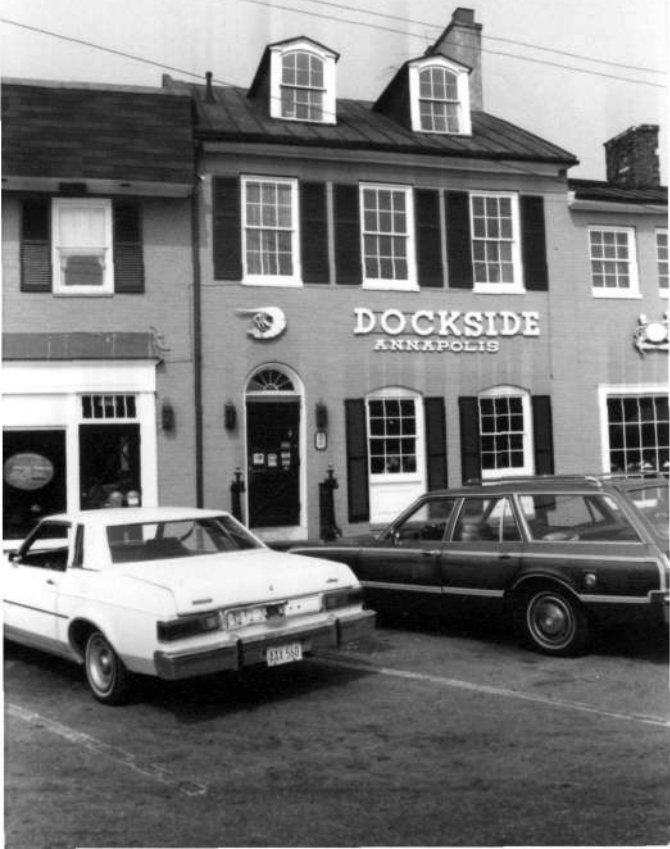
Form 10-445  
(5/62)

1. STATE Annapolis, Maryland COUNTY TOWN VICINITY STREET NO. 22 Market Space  ORIGINAL OWNER ORIGINAL USE residence PRESENT OWNER Wm. H. Powell PRESENT USE Dockside Restaurant WALL CONSTRUCTION brick NO. OF STORIES two plus dormer attic		HISTORIC AMERICAN BUILDINGS SURVEY INVENTORY  2. NAME  DATE OR PERIOD c. 1830 STYLE Federal ARCHITECT no record BUILDER " "  3. FOR LIBRARY OF CONGRESS USE	
4. NOTABLE FEATURES, HISTORICAL SIGNIFICANCE AND DESCRIPTION OPEN TO PUBLIC yes <p>22 Market Space was included in HABS as a good example of Federal town house architecture. Practically unaltered is the tin roof with its massive end chimney and two 6/6 dormers (triangular with returns, elliptical windows). Below the simple cornice are three 6/6 windows with wood sills and smooth granite lintels, as well as a superb example of smooth paste brick work. 20, (a wing of this building) and 1st floor of 22 are being restored; masonry is inferior and windows are incorrectly Georgian; but on the whole an improvement... Does show that there is an alternative to all glass storefronts. Dockside Restaurant will also occupy No. 24.</p>			
5. PHYSICAL CONDITION OF STRUCTURE		 <p>excellent</p>	
6. LOCATION MAP (Plan Optional)		7. PHOTOGRAPH	
8. PUBLISHED SOURCES (Author, Title, Pages) INTERVIEWS, RECORDS, PHOTOS, ETC.  Historic Annapolis, Inc. Forbes Collection HABS, Md. Gazette		9. NAME, ADDRESS AND TITLE OF RECORDER William D. Morgan Columbia University New York City  DATE OF RECORD July 17, 1967	

SUPPLEMENTAL INFORMATION AND PHOTOGRAPHS MAY BE ADDED ON SHEET OF SAME SIZE







22 Mkt Space

AA 595

Annapolis, Anne Arundel County

Russell Wright July, 1982

Maryland Historical Trust,

Annapolis, Maryland

NE Elevation/camera facing SW